

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West)-400604, ☎ 022-6936 8500  
 Hc Recovery Office : Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> Floor, Wagle Estate Road No.16, Thane (West) -400604, ☎ 022-6997 8599/752/700/701



**PUBLIC AUCTION**

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the **Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** and the rules made there under has issued Demand Notice on various dates as per details given below in table under section 13(2) of the said Act, to M/s. Green Tech through its partners: **Mr. Joshi Shripad Bhalchandra & Mr. Joshi Chaitanya Shripad.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the Demand Notice within the stipulated period. Hence, the Authorized Officer had taken Symbolic Possession of the Immovable property u/s 13(4) of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the mortgage secured property on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagor(s)/Guarantor(s)	Date of Demand Notice & O/s. Amount	Description of Immovable Property with Reserve Price and EMD Amount
1. M/s. Green Tech A Partnership Firm through its Partners: Mr. Joshi Shripad Bhalchandra Mr. Joshi Chaitanya Shripad	Demand Notice Date - 15.06.2023 Outstanding Amount as on 31.05.2023	The Unit No. 623, admeasuring on or about 388 Sq. Ft., Carpet Area, on the 6th Floor in the Building known as "ARENJA CORNER PREMISES CO-OPERATIVE SOCIETY LTD.", situate at Plot No.71, Sector-17, situate at Village Vashi, Navi Mumbai, Taluka and District Thane, within the registration district Thane, owned by M/s. Shashwat Real Estate Pvt Ltd.  Reserve Price: - Rs.85,00,000.00 EMD: - Rs.8,50,000.00
2. Mr. Joshi Shripad Bhalchandra .... Borrower	Rs. 3,82,01,102.29	
3. Mr. Joshi Chaitanya Shripad .... Guarantor	Eighty-Two Lakhs One Thousand One Hundred Two and Paise Twenty-Nine Only	
4. M/s. Shashwat Real Estates Pvt. Ltd. A Private Limited Co. through its Directors: Mr. Joshi Shripad Bhalchandra Mr. Joshi Chaitanya Shripad .... Mortgagor & Guarantor	Plus further interest and charges thereon from 01.06.2023	
<b>HO RECOVERY DEPT.</b> Loan A/c No.: CCR/001301500002261		
Place of Auction:- TJSB SAHAKARI BANK LTD., "Madhukar Bhavan", Recovery Department, 3rd floor, Wagle Industrial Estate, Road No. 16, Thane (West) - 400 604.	Date and time of Inspection of Property 24.02.2026 Between 11:00 A.M. To 02:00 P.M.	Date and Time of Auction of Property 16.03.2026 at 11.00 A.M.

**TERMS & CONDITIONS :**

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of immovable property i.e. "Unit No. 623, 6th Floor, Arenja Corner Premises CHSL of M/s. Green Tech" and bring/send the said offer sealed cover envelope at "TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd floor, Wagle Industrial Estate, Road No. 16, Thane (West) - 400604" on or before 13.03.2026 before 05.00 P.M. by the prospective bidder & EMD amount to be transfer by RTGS to Account No. 001995200000001, IFSC Code TJSB0000001 on or before 13.03.2026 before 05:00 P.M.
- Offers so received by the undersigned will be opened and considered on 16.03.2026 at the above-mentioned auction venue at 11:00 A.M.
- The Secured Asset/property are offered for sale on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE" BASIS.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- The Undersigned hereby informs to the Borrower/Co-Borrower/Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 30 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
- All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 15 days from the date of publication hereof, failing of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
- Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact Nos. 8422918084/9969549827/9323220042/022-6997 8599/700/701).
- The Auction will be finalized by the Bank only. The Bank does not authorize any other person or agency for the said auction. This Publication is also 30 days notice to the Borrowers/Mortgagors/Guarantors of the above said loan account.

Date : 11.02.2026  
Place: Thane.



Sd/-  
(AUTHORISED OFFICER)  
Under SARFAESI Act, 2002  
For & on behalf of TJSB Sahakari Bank Ltd.