

PROPERTIES AVAILABLE FOR SALE IN AUCTION (THANE-MUMBAI-PALGHAR-RATNAGIRI)
Contact Persons: - Mr. Jaywant Gaikwad (8422918084), Mr. Mukund Bansode (9969549827), Mr. Atul Thombre (8422936872),
Mr. Devendra Pandharipande (8097441834) (022 6997 8599//740), E-mail Id: - horecovery@tjsb.co.in

Sr. No.	Type of Property	Address of Property	Area of Property	Reserve Price (Rs. in Lakhs)
1.	Residential Flat	Block No 306, 3 rd floor, Neelkanth B "Mango Village" Village Alonde-Sajan Tal. Vikramgad, Dist. Palghar.	350 Sq. Ft. + 350 Sq. Ft. Terrace Total 700 Sq. Ft (Built up)	5.74
2.	Commercial Premises	Office No.1, on the 1st Floor along with open Terrace and One Car Parking Slot, in the C' Wing in the building No.1 known as "ELEGANCE", Chandra Nagar, near Damani Estate, Teen Hath Naka, LBS road, Situate at Village Naupada. Tal and Dist. Thane.	1547.50 Sq. Ft. Carpet area, along with open Terrace 252.85 Sq. Ft. Carpet area	475.25
		Office No 104, on the 1st Floor alongwith One Car Parking Slot, in the C' Wing in the building No.1 known as "ELEGANCE", Chandra Nagar, near Damani Estate, Teen Hath Naka, LBS road, Situate at Village Naupada. Tal and Dist. Thane.	1118 Sq. Ft. Carpet area	
3.	Ice crem factory & Machineries	LOT I INDUSTRIAL PLOT WITH MACHINERIES i. All that piece & parcel of the leasehold industrial plot, bearing Plot No. A-9, admeasuring 2,160 sq. mtrs. out of Gane-Khadpoli Industrial area, situated at village Khadpoli, within the limits of Khadpoli Gram Panchayat, Tal: Chiplun, Dist. Ratnagiri, along with existing & proposed construction of an industrial shade, admeasuring 964 sq. mtrs. to be constructed in the said plot of land. ii. Machineries situated at Plot No. A-9, admeasuring 2,160 sq. mtrs. out of Gane-Khadpoli Industrial area, situated at village Khadpoli, within the limits of Khadpoli Gram Panchayat, Tal: Chiplun, Dist. Ratnagiri.	964 Sq.mtrs. existing construction of an industrial shed on plot admeasuring 2,160 sq.mtrs	384.75
4.	Machineries	LOT II MACHINERIES Machineries situated at Plot No. A-9, admeasuring 2,160 sq. mtrs. out of Gane-Khadpoli Industrial area, situated at village Khadpoli, within the limits of Khadpoli Gram Panchayat, Tal: Chiplun, Dist. Ratnagiri.	-----	181.44

5.	Residential Flat	Flat No. 306, Third floor, D Wing, Building No. 4, area admeasuring 398.04 Sq. Ft. Carpet, in the building known as “Namo Shivaasthu City” situated at Vevoor, Tal. Palghar, Dist. Palghar.	Carpet area 398.04 Sq.ft.	15.00						
6.	Residential House	The landed property located and situated within territorial limits & village Jamsut, Tal. Guhagar, Dist. Ratnagiri It is described as under: <table><tr><td>Gat No. & Sub-Division</td><td>Area H-R-P</td><td>Assessment Rs. Ps.</td></tr><tr><td>1713/1/12</td><td>0-16-89</td><td>0-15</td></tr></table> Along with all rights, title and interest therein. In that landed property Grampanchayat House no. 461. It is within the limit of Grampanchayat Jamsut, Tal. Guhagar, Dist. Ratnagiri. The above residential house is also subject matter of the report. The landed property bearing revenue description as Gat No. & Sub-division 1713/1/12 is bounded as under : - East :- Internal Road & Open Space West :- Gat No. & Sub-division 1711 South :- Gat No. & Sub-division 1709 North :- Internal Road & Plot No. 11 & 13	Gat No. & Sub-Division	Area H-R-P	Assessment Rs. Ps.	1713/1/12	0-16-89	0-15	Area of House – 4148 Sq.ft.	54.68
Gat No. & Sub-Division	Area H-R-P	Assessment Rs. Ps.								
1713/1/12	0-16-89	0-15								
7.	Residential Flat	Flat No. 902, admeasuring on or about 2150 sq. ft. built-up area, on the 9 th floor, along with one car parking space bearing no. S-5, in the building known as “KRISHNA RESIDENCY” of “KRISHNA RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD” that is resting on the piece and parcel of the land bearing Plot no. 97, in Sector-29, situate at Village Vashi, Navi Mumbai, Tal. and Dist. Thane	2150 sq. ft. built-up area	350.00						
8.	Residential House	All that piece and parcel of immovable property in the form of Row House No B-2, having an admeasuring about 85.50 Sq. Mtrs (920 Sq. Ft built up) i.e. 71.56 Sq.Mtrs (770 Sq. Ft .carpet)and right of way 24.62 Sq.Mtrs(265 Sq. Ft) located on ground and first floor bearing Grampanchayat Ghar No 454 B-2 in the lay out known as 'Swami Villa' situated at village Mouje Dapooli, Taluka Dapoli, District Ratnagiri.	85.50 Sq. Mtrs (920 Sq. Ft built up)	18.40						

PROPERTIES AVAILABLE FOR SALE IN AUCTION (PUNE-SATARA)

Contact Persons at PUNE: - Mr. Vinod Patil, Vishwesh Karambelkar & Mr. Rajendra Bhise (7208932034, 7208931332, 8600677047 or 020 2422 3531/32)

E-mail ID:- prorecovery@tjsb.co.in

Sr. No.	Type of Property	Address of Property	Area of Property	Reserve Price (Rs. in Lakhs)
1.	Residential Flat	Unit bearing No. 802, inclusive of balconies/terraces adjacent/appurtenant and upon adjacent terrace upon eight floor of building known as Platinum Heights, situated at village Undri, Taluka Havelli, Dist. Pune.	Unit No.802 - 94.760 sq. mtrs. i.e. 1020 sq. fts. Carpet. Balconies/terraces adjacent/appurtenant and upon adjacent terrace - 1065 sq. fts. i.e. 98.940 sq. mtrs	78.00
2.	Residential Flat	Flat No.401 on 4th floor, Unique Heights Buildng, having area. 79.46 Sq.Mtrs./855 Sq.ft. including balcony, terrace amd proportionate area, Mouje Kondave, Tal. Satara, Dist. Satara.	855 Sq.ft. including balcony & Terrace	22.00
3.	Residential Flat	Flat No. 303 on 3 rd floor, admeasuring 38.74 Sq. Mtrs. carpet with enclosed Balcony attached + Terrance admeasuring about 3.30 Sq.Mtrs. in the building known as "Swayambhu Shrushti" along with parking area admeasuring about 9.29 Sq. Mtrs., Village Tupe Wasti – Urli Kanchan, Taluka Haveli, Dist. Pune.	38.74 Sq. Mtrs. carpet with enclosed Balcony attached + Terrance admeasuring about 3.30 Sq.Mtrs.	18.47
4.	Residential Flat	Flat No. 305 on 3 rd floor, admeasuring 38.74 Sq. Mtrs. carpet with enclosed Balcony attached + Terrance admeasuring about 3.30 Sq.Mtrs. in the building known as "Swayambhu Shrushti" along with parking area admeasuring about 9.29 Sq. Mtrs., Village Tupe Wasti – Urli Kanchan, Taluka Haveli, Dist. Pune.	38.74 Sq. Mtrs. carpet with enclosed Balcony attached + Terrance admeasuring about 3.30 Sq.Mtrs.	18.47
5.	Commercial Building	All that piece and parcel of Land bearing Plot No. PAP-73, Khandala Phase – I, Industrial Area, within limits of village/City : Kesurdi, Taluka : Khandala, District : Satara, containing by admeasurement 6270 Sq. Mtrs. Or there about along with construction upon there said plot.	Plot No. PAP -73 – 6270 Sq. Mtrs.	835.00
6.	Industrial Factory	The Industrial Factory on land bearing Old s. no. 85, Gat no. 643, 644 and 645 and constructed threoon of mouje Khatpewadi, Bhukum, Tal. Mulshi, Dist. Pune.	01 H 31R i.e. 13100 Sq.Mtrs. (Built up – 4639.92 Sq. Mtrs.)	615.30

7.	Plot along with Plant & Machineries	LOT I : PROPERTY 1 PLOT ALONG WITH MACHINERIES All that piece and parcel of property situated at – New Gat no. 782 (old Gat No. 773) at post Chitali, Tal. Khatav, Dist. Satara having total plot area 2 Hecter & 22 are, out of that industrial Nonagricultural land 6159.50 Sq. mtrs. Along with Plant & Machineries.	N.A. land 6159.50 Sq.mtrs.	214.52
8.	Machineries	LOT II : PROPERTY 1 MACHINERIES All the hypothecated Plant & Machinries situated at New Gat No. 782 (old Gat No.773) at post Chitali, Tal. Khatav, Dist. Satara.	-----	92.07
9.	Plot	All that piece and parcel of NA property situated at- Plot No.154, R.S. No. 50/2, Ujlaiwadi, Tal- Karveer, Dist.- Kolhapur.	Total Plot area 279.90 Sq. mtrs.	52.49
10.	Residential Flat	All that piece and parcel of property being Flat no.103, admeasuring carpet area 430 Sq.ft. (i.e. 39.95 Sq. Mtrs.) saleable area 559 Sq.ft. (i.e. 51.93 Sq. mtrs.) saleable area 559 Sq.ft. (i.e. 51.93 Sq. Mtrs.) alongwith balconies, first floor, D building, in the scheme known as “Snehangaon”, situated at Gat No. 65 & 69/1, Village Shindewadi, Tal. Khandala, Dist. Satara.	51.93 Sq. Mtrs.	13.94
11.	Plot along with Plant & Machineries	Lot No. – I All that piece and parcel of a land admeasuring 3603.00 Sq. Mtrs. and industrial construction thereon having built up area admeasuring 1130.25 Sq. Mtrs along with Hypothecated plant and Machineries situated at Plot No. G-121, Five Star MIDC Industrial Area and situated within the village of Mouje Yalgud, Tal. Hatkanangle, Dist. Kolhapur.	3603.00 Sq. Mtrs.	415.80
12.	Machineries	Lot No. – II Hypothecated plant and Machineries situated at Plot No. G-121, Five Star MIDC Industrial Area and situated within the village of Mouje Yalgud, Tal. Hatkanangle, Dist. Kolhapur.	-----	195.30
13.	Residential Flat	Flat No.201, admn. Carpet area about 661.45 Sq. ft.- attached terrace, of 163.39 Sq.ft. carpet having total area of 830.84 sq.ft. 2 nd floor + 1 car parking at “Deron Bhushanam”, S. No. 63/2/3, Village Banner, Taluka Haveli, Dist- Pune-400045.	Carpet area about 661.45 Sq. ft.- attached terrace, of 163.39 Sq.ft. carpet having total area of 830.84 sq.ft. 2 nd floor + 1 car parking	86.50
14.	Residential Flat	Flat No.904, admn. Carpet area about 1064.05 Sq. ft.- attached terrace, of 110.97 Sq.ft. carpet + Top Terrace of 461.07 having total area of 1636.09 sq.ft. 9 th floor + 1 car parking at “Deron Bhushanam”, S. No. 63/2/3, Village Banner, Taluka Haveli, Dist- Pune-400045.	Carpet area about 1064.05 Sq. ft.- attached terrace, of 110.97 Sq.ft. carpet + Top Terrace of 461.07 having total area of 1636.09 sq.ft. 9 th floor + 1 car parking	133.50

15.	Residential Flat	All that piece and parcel of the Residential Unit No.1006, 10 th Floor, Shubharambh, Village Alandi Devachi, Tal Khed, Dist- Pune.	51.41 Sq. Mtrs. i.e. 553.4 Sq.Fts. carpet+ adjacent terrace admn. About 87.41 Sq.ft. i.e 8.12 Sq.Mtrs+ Dry Balcony admn about 13.13 Sq. Mtrs. i.e. 1.21 Sq. Mtr.	35.30
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PROPERTIES AVAILABLE FOR SALE IN AUCTION (NASHIK-IGATPURI-AURANGABAD-MURBAD-JALNA-SILOD-AHMEDNAGAR)

Contact Persons at NASHIK: - Mr. Suhas Dandavate, (8691068937 or 0253 2374351), Mr. Omkar Chavan (9762031580)

E-mail Id: - nrorecovery@tjsb.co.in

Sr. No.	Type of Property	Address of Property	Area of Property	Reserve Price (Rs. in Lakhs)
1.	Industrial Plot	Plot No. H-29, situated at Addl. Murbad Industrial area village kudwali, Tal. Murbad, Dist. Thane.	Land 3589 Sq. Mtr & Building 2716.43 Sq. Mtr.	475.21
2.	Plant & Machinery	All that Plant, Machinery & scrap items lying in the above premises i.e. Plot No. H-29, Additional MIDC, Murbad, Dist. Thane.	-----	
3.	Underground Godown	Underground Godown, Shri Sai Apartment, Plot No.119, CTS No.16170, situated at Jyoti Nagar, Chatrapati Sambhaji Nagar.	85.14 Sq.mtrs.(915.11 sq.ft.) built up area	31.20
4.	Commercial Building	Plot No 6. City Survey No 1208. Survey No 381. Alongwith ground floor. First floor and second floor construction thereon , situated at in Sarafa Colony at Sillod. Tal- Sillod within limits of Sillod Municipal Council.	Admeasuring 223.00 Sq. Mtr.	91.52
5.	Commercial Office	Office at Hall B & C, Riddhi Park, Sharanpur Road, Nashik.	1081.33 Sq.ft. Built up	109.12
6.	Godown in commercial area	Godown at Suyojit Utility Apartment, front of Rajiv Gandhi Bhavan, Sharanpur Road, Nashik.	1748 Sq.ft.	109.35
7.	Stock (Silver Ornaments)	Hypothecation of Stock laying in the premises of M/s. Baphana Jewellers Pvt. Ltd. Situated at Shop Showroom No. 4, Suyojit Sankul, Sharanpur Road, Next to Rajiv Gandhi Bhavan, Nashik-422 002.	--	25.19
8.	Shop (Showroom)	All that piece and parcel of the Shop with mezzanine floor i.e. Shop Showroom No. 4, on Property bearing CTS No. 6808 to 6813 and 6814 to 6819 measuring 4224.80 Sq. Mtrs. corresponding to Final plot no. 249 [part] and S. NO. 646/1B, Municipal House no. 1366 A [part] on the said premises a building is constructed known as SUYOJIT SANKUL, out of the said	1600 Sq. Ft. Built up area i.e. 148.70 sq. mtrs (126 Sq. mtrs. carpet area)	1110.37

		constructed building a ground floor premises No. G-4, measuring 1600 Sq. Ft. Built up area i.e. 148.70 sq. mtrs (126 Sq. mtrs. carpet area) and 800 Sq. Ft. Built up area i.e. 74.34 Sq. Mtrs. (63 Sq. mtrs. carpet area) Mezzanine floor, situated at. Tilakwadi Signal, Near Rajiv Gandhi Bhavan, Nashik within the limits of Nashik Municipal Corporation on Sharanpur Road Nashik.		
9.	Commercial Gala	All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Gala No. 8, basement measuring 23.23 Sq. Mtrs. Built up area & Gala No. 7, basement measuring 28.35 Sq. Mtrs. (Built up area) Owned by M/s. Baphana Jewellers Pvt. Ltd.51.86+42.49	Gala No. 8, basement measuring 23.23 Sq. Mtrs. Built up area & Gala No. 7, basement measuring 28.35 Sq. Mtrs. (Built up area)	94.35
10.	Shop	All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Shop No. 5, on Ground Floor, measuring total built up area 37.63 Sq. meters (404.90 sq. ft.) including mezzanine floor Owned by M/s. Baphana Jewellers Pvt. Ltd.	Total built up area 37.63 Sq. meters (404.90 sq. ft.) including mezzanine floor	109.32
11.	Office Premises	All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaothan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Office no. 1, on First floor, measuring 920 Sq. ft. Built up (64.126 Sq. mtrs. Carpet area) Owned by Mr. Baphana Subhash Lakhichand.	920 Sq. ft. Built up (64.126 Sq. mtrs. Carpet area)	184.00
12.	Bungalow	All that piece and parcel of land bearing Gat / S. no. 437/1 + 437/7 + 792 + 437/4/2A/3, B-2 out of it Bungalow at plot no. 2 measuring 530 Sq. Mtrs. situated at Pimpalgaon Baswant, Tal. & Dist. Nashik. Owned by Mr. Baphana Kantilal Lakhichand.	530 Sq. Mtrs.	136.23
13.	Residential Flat	All that piece and parcel of Flat admeasuring area BUA- 1500 Sq. Ft. and open terrace 1500 Sq.ft. on second floor on front side in the building known as Datar Apartment, constructed upon S. no. 600B/2 & 3, situated at Vakilwadi, Nashik, within the limits of Nashik Municipal Corporation Nashik Owned by Mrs. Baphana Sarala Parasmal and Mrs. Baphana Prabhavati Subhash.	Flat admeasuring area BUA- 1500 Sq. Ft. and open terrace 1500 Sq.ft.	115.00

PROPERTIES AVAILABLE FOR SALE IN AUCTION NAGPUR-WARDHA (SOMALWADA-SITABULDI-SAMUDRAPUR-KAMPTHEE-BABULBAN)

Contact Persons at NAGPUR: - Ms. Gouri Dolas (9136445993)

E-mail Id: - nagpur.region@tjsb.co.in & nagpurecovery@tjsb.co.in

Sr. No.	Type of Property	Address of Property	Area of Property	Reserve Price (Rs. in Lakhs)
1.	Residential Apartment	All that Residential Apartment No.101 on first floor on the known and styled as "Renuka Mata Enclave-V" situated at Joshi wadi, sitabuldi Nagpur, Mouza Sitabuldi, Tq. & Dist Nagpur.	78.8705 Sq.mtr. (848.96 Sq.ft.) build up	512.04
2.	Residential Apartment	All that Residential Apartment No.102, on first floor on the known and styled as "Renuka Mata Enclave-V" situated at Joshi wadi, sitabuldi Nagpur. Mouza Sitabuldi, Tq. & Dist Nagpur.	78.8705 Sq.mtr. (848.96 Sq.ft.) build up	
3.	Residential Apartment	All that Residential Apartment (Converted into residential hotel presently known as M/s Loharkar's Hotel Gym Saloon Spa & Creators) Nos. 201, 202 & 203 on second floor of the building / scheme known and styled as 'Renuka Enclave-V' Mouza: Sitabuldi, situated in the Joshiwadi area of Sitabuldi, Nagpur Tah. & Dist. Nagpur.	57.90 Sq. Mtrs. (or 623.23 Sq.Ft.), 61.053 Sq. Mtrs. (or 657.17 Sq. Ft.) and 38.788 Sq. Mtrs. (or 417.51Sq. Ft.) built-up area respectively	
4.	Residential Apartment	All that Residential Apartment (Converted into residential hotel presently known as M/s Loharkar's Hotel Gym Saloon Spa & Creators) Nos. 301 & 302 on Third Floor of the building/scheme known and styled as 'Renuka Enclave-V' Mouza: Sitabuldi, situated in the Joshiwadi area of Sitabuldi, Nagpur Tah. & Dist. Nagpur.	78.8705 Sq. Mtrs. (or 848.96 Sq.Ft.) and 78.8705 Sq. Mtrs. (or 848.96 Sq. ft.) built-up area respectively	
5.	Shop Commercial /Apartment	All That Shop/Chambers Bearing No. T-1 To T-7, T-11 And T-12, On the Third Floor of the Building Known As "Dharampeth Towers" Apartment, Situated at West Hingh Court Road, Nagpur Tah, And Dist, Nagpur.	371.60 Sq. Mtrs Built Up Alongwith Terrace 223.37 Sq. Mtrs	560.00
6.	Shop Commercial /Apartment	All that shop Commercial/Apartment No.T-10, on the Third Floor Known has DHARMPETH TOWER APPARMENT, situated at west high court road, Nagpur Tah and district Nagpur.	23.12 sqm built up area	

PROPERTIES AVAILABLE FOR SALE IN AUCTION GOA-KARNATAKA (HUBALI)

Contact Persons at GOA-KARNATAKA: - Mr. Yogesh Bhale (8655843062), Mr. Shivam Borkar (9527886559)

E-mail Id: - gokarnarecovery@tjsb.co.in

Sr. No.	Type of Property	Address of Property	Area of Property	Reserve Price (Rs. in Lakhs)
1.	Residential Flat	Flat bearing No. 11/F-3, admeasuring 103.00 sq. mtrs., of super built up area (including the incidence of staircase) situated on the first floor, in the building No.11 of "MODELS LEGACY" along with proportionate undivided share of land corresponding to the flat, at Taleigao, Ilhas, Goa, which building is constructed on the land admeasuring 15,900 sq.mtrs. which is part of the larger property bearing survey No. 102/0 or 102/1 of Taleigao Village, is described under land Registration (Consevatoria) under No. 13701 of Book B-36, new, not registered in the Revenue Office (Matiz), situated at Taleigao, Ilhas, Goa, Registration Sub- District of Ilhas, District of North Goa, in the state of Goa.	103.00 sq. mtrs.	107.46
2.	Residential House	All that plot of land admeasuring 600.00 Sq. Mtrs., surveyed under Survey No.402/1 (part) of Village Cuncolim, along with the residential house bearing H.No.3/2/2 exiting in the said plot, which is forming part of the bigger property known as "CONDATIL BHATA" or "BORGUEACHEM CANTEM" or "COMMAN DATENATA" registered in the Land Registration Office of Quepem under no.9934 of Book B-7 New Series and enrolled in the Matriz record of Taluka Revenue Office of Salcete under No.6266 of Village Cuncolim of Salcete Taluka.	600.00 Sq. Mtrs.	111.65
3.	Residential House	Shop No. R.S. No. 59, erlier knowm as Plot No. Q-10, situated at APMC Kangrali, K.H. Tal & Dist. Belgavi	Comprising of RCC structure measuring Basement area 1500 sq.ft. Ground Floor area 2425 Sq.ft. 1 st Floor admn. area 416 sq.fts.	67.35