



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6997 8731

Regional Recovery Office : - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037. Ph. 020- 24223531/32, 7208932034, 7208931332

SALE NOTICE

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITIY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) AND RULE 9 OF THE SECURITY INTERSEET (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s) and/or Guarantor(s) that the below described immovable property/(s) mortgaged/charged to the secured creditor, the possession of which has been taken by the Authorized Officer of TJSB Sahakari Bank Ltd. under section 13(4) and by execution of orders under section (14) of the SARFAESI Act, 2002, will be sold on "As is where is", "As is What is", "Whatever there is" and "Without Recourse", and without movable assets for recovery of the outstanding balance from the Borrower(s)/Mortgagor(s)/ Guarantor(s) as per the brief particulars given hereunder:

Name of the Borrower (s) / Mortgagor (s) / Guarantor (s) along with Loan Account Nos.	Description of Immovable Property / (ies)
1. M/s. Deron Properties Pvt Ltd ... Borrower / Mortgagor 2. Mr. Umang Bharatbhushan Madan ... Director / Guarantor 3. Mr. Mokashi Prakash Madhukar ... Director 4. Mrs. Madan Mansi Umang ... Guarantor PRO Recovery, Pune. Loan Account Nos. CCR/027301501700126, PRLNR/027303001700100	Flat no. 201 admeasuring carpet area 661.45 Sq. ft. + attached terrace of 169.39 Sq. ft. carpet having total area of 830.84 Sq. ft. 2nd floor + 1 car parking at "Deron Bhushanam", S. No. 63/2/3, Village Baner, Taluka Haveli, Dist. Pune-411045. (Flat owned by M/s. Deron Properties Pvt. Ltd.) Encumbrances (If any): Not Known to the secured creditor Pending Dues:- Not Known to the secured creditor
Date & Time of Inspection of Property : 12/10/2026 between 11.00 A.M. To 02:00 P.M.	Date and Time of Auction : 19/10/2026 at 10.30 A.M
Possession Date & Type of possession :- 14/07/2026, Physical Possession	Total amount payable Rs. Rs. 25,36,20,509.78 as per Demand Notice dated 31/10/2019 & Total amount payable Rs. 34,39,77,819.30 as on date i.e 30/06/2026
Reserve Price: Rs. 77,85,000.00 EMD Amount: Rs. 7,78,500.00	Place of Auction: - TJSB Sahakari Bank Ltd. 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.

Terms & conditions:-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. Flat no. 201 at Deron Bhushanam, Baner, Pune of M/s. Deron Properties Pvt. Ltd." and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **17.10.2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 on or before 17.10.2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **19.10.2026** at the above-mentioned auction venue at **10.30 A.M.**
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- 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 **7 Days** from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived 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 No. 7208932034 / 7208931332).**
- The Auction will be finalized by the Authorised Officer on behalf of Bank . The bank does not authorize any other person or agency for the said auction.
- For detailed terms and conditions of the auction sale is available with the Bank's Website i.e. <https://www.tjsb.bank.in/Auctions1>

Note: - This is also a 15 days notice under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors/Guarantors of the above said loan account about sale through tender /inter se bidding on the above mentioned date.

Sd/-

Chief Manager & Authorised Officer
Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 30.09.2026

Place: Pune