



Registered Office : TJSB House, Plot No. B5, Road No. 2,
Wagle Industrial Estate, Thane (West) - 400 604. **Ph.** 022-2587 8500
Regional Recovery Office: - Shop No 1-2 Keshar Plaza,DGP Nagar,
Near Mauli lawns, Ambad. Nashik - 422010 **Ph.** 0253-2374351

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 06.09.2023** under section 13(2) of the said Act, to **M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhav Narhar b. Mrs. Kulkarni Smita Abhav & Guarantors.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 10,92,56,190.30 (Rupees Ten Crores Ninety Two Lakhs Fifty Six Thousand One Hundred Ninety and Paise Thirty Only)** as on 30/06/2023 with further interest from 01/07/2023 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the **physical possession of the immovable property** mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of **TJSB Sahakari Bank Ltd.**, have decided to sell the below mentioned property on **“AS IS WHERE IS BASIS”** in **Public Auction** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Description of Immovable Properties with Reserve Price and EMD Amount	
1. M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar ... Borrower & Mortgagor b. Mrs. Kulkarni Smita Abhay ... Guarantor 2. Mr. Kulkarni Abhay Narhar ... Guarantor 3. Mrs. Kulkarni Smita Abhay ... Guarantor & Mortgagor NRO Recovery Dept. Loan Account Nos. : 142/CCR/25, 142/CCR/26, 142/ADVHYPR/12, 142/PRLNR/8, 142/WCTLR/1, 142/WCTLR/2, 142/LCBDR/1	LOT : I : All that piece and parcel of MIDC Land & Building With Plant & Machinery at Plot bearing no. K-1 measuring 1013 Sq. Meters along with factory thereon measuring 120.60 Sq. Meters situated at MIDC, Satpur, within the limits of Nashik Municipal Corporation Nashik. Reserve Price:- Rs. 4,72,15,000.00 EMD Amount:-Rs. 47,21,500.00 LOT : II : Hypothecated Plant & Machinery lying in the premises of Plot No. K-1, MIDC, Satpur, Nashik. Reserve Price:- Rs. 70,45,000.00 EMD Amount:- Rs. 7,04,500.00	
Place of Auction : TJSB Sahakari Bank Ltd, NRO Recovery Dept. Shop No. 1 & 2, Keshar Plaza, DGP Nagar 2, Ambad, Nashik – 422010.	Date and time of Inspection of Property : 01/12/2025 between 11.00 A.M. To 3:00 P.M.	Date and Time of Auction of Property : 06/12/2025 at 10:30 A.M.

Terms & conditions: -

1. The offer to be submitted in a sealed envelope super scribed, “Offer for purchase of Immovable property i.e. LOT I- Land & Building With Plant & Machinery at K-1, MIDC, Satpur, Nashik or LOT: II- Plant & Machinery at K-1, MIDC, Satpur Nashik” and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 05/12/2025 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000003, IFSC Code TJSB00000001 on or before 05/12/2025 before 5:00 P.M.**
2. Offers so received by the undersigned will be opened and considered **on 06/12/2025** at the above-mentioned auction venue **at 10.30 a.m.**
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. The Undersigned hereby informs to the 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 **15 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.**
5. 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.**
6. 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. 8691068937, 9762031580).**
7. 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 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Sd/-
Authorized Officer,
Under SARFAESI Act. 2002

Date: 19/11/2025
Place: Nashik

For & on behalf of TJSB Sahakari Bank Ltd.