



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 SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) AND RULE 9 OF THE SECURITY INTEREST (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)
To, 1. M/s. Rohan Corrupack Pvt. Ltd. Borrower and Mortgagor 2. Mr. Suyash Subhash Gandhi Director/ Mortgagor/ Guarantor 3. Mrs. Rachana Suyash Gandhi Director/ Guarantor PRO Recovery, Pune. Loan Account Nos. 027/CCR/017130100000145 027/CCR/BDR/ 017130100000146 027/PRLNR/017302900000111 027/PRLNR/017302900000125 027/ADVHYPR/017300700000113 027/ADVHYPR/017300700000119 027/ECLGSTL1R/ 017307800000006	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 and bounded as under On or towards East - By 6 Plot No. PAP 72/2 On or towards South - By MIDC Open Space No. 5 On or towards West - By PAP Plots On or towards North - By MIDC 30.00 M. Wide Road (Property owned by M/s. Rohan Corrupack Pvt. Ltd.) Encumbrances (If any) : Not Known to the secured creditor) Pending Dues:- MSDECL (Light Bill) - Rs. 2,42,800/- (As on 31.12.2025) MIDC (Water Bill) - Rs. 1,09,368.00 (As on 31.07.2026) Grampanchayat Charges - Rs. 9, 16,990.00 (As on 22.06.2026)
Date & Time of Inspection of Property : 15/10/2026 between 11.00 A.M to 2.00 P.M.	Date and Time of Auction : 23/10/2026 at 10.30 A.M
Possession Date & Type of possession :- 20/12/2025, Physical Possession	Total amount payable Rs. 8,38,71,772.58 as per Demand Notice dated 09/04/2025 & Total amount payable Rs. 8,66,02,682.58 as on date i.e 31/08/2026
Reserve Price: Rs. 8,35,00,000/- EMD Amount: Rs. 83,50,000/-	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. Plot No. PAP-73, Khandala Phase-I Kesurdi Dist. Satara of M/s. Rohan Corrupack Pvt. Ltd." and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 22/10/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000002, IFSC Code TJSB00000001 on or before 22/10/2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 23/10/2026 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.
- 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) (if deceased) or if 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.**
- 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. The secured assets /property will not be sold in auction, if outstanding dues are repaid in full by the Borrowers/Co-Borrowers/Mortgagors/Guarantors in the given notice period.

Sd/-

Chief Manager & Authorised Officer
Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 19.09.2026

Place: Pune