

12w x 25h (cm)



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, **Ph.** 022-2587 8500
Regional Recovery Office: - TJSB Sahakari Bank Ltd, Shree Radhe Main, Adjacent to Shree Vardhan Complex, Ramdaspeth Wardha Road Nagpur - 440010. **Ph.** 0712-2456022 / 2456023.

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 20.04.2024** under section 13(2) of the said Act, to **M/s. Rajesh Motors Through its Proprietor Mr. Rajesh Omprakash Jairath (Borrower), Mr. Rajesh Omprakash Jairath (Borrower & Mortgagor), Mrs. Annu Rajesh Jairath (Guarantor, Mortgagor), Mr. Manav Rajesh Jairath (Guarantor).**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 94,79,300.25 (Rupees Ninety-Four Lakhs Seventy-Nine Thousand Three Hundred And Paise Twenty-Five Only)** as on **31.03.2024** with further interest from **01.04.2024** 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"** without movable assets 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. Rajesh Motors (Prop. Mr. Rajesh Omprakash Jairath) ... Borrower 2. Mr. Rajesh Omprakash Jairath ... Borrower & Mortgagor 3. Mrs. Annu Rajesh Jairath ... Guarantor & Mortgagor 4. Mr. Manav Rajesh Jairath ... Guarantor NAGPUR REGION RECOVERY LOAN ACCOUNT NO. 117140300000011	All Residential Apartment No. 102 admeasuring about 114.684 Sq.m. Build up area on the First Floor of the Building Known as Bhakti Dham Apartment constructed on the Plot No. 167 Admeasuring about 529.55 Sq. Mt. (5700.00 Sq. Ft.) situated in Central Avenue Scheme Section III of Nagpur Improvement Trust, Nagpur Middle Ring Road (East) Precinct, Bearing city Survey No. 360, Sheet No. 39-A(8) of Mouza Hiwari, Municipal House No. 1486/8, Ward No. 23, Situated at Wardhaman Nagar, Nagpur, Tah. & Dist. Nagpur along with the 11.84% undivided share and interest in the above said Plot No. 167 Belonging to Mr. Rajesh Omprakash Jairath and Mrs. Annu Rajesh Jairath and bounded as under- North : Road, South : Road, East : Plot No. 166, West : Plot No. 168 Reserve Price: - RS. 63,58,500.00 EMD :- Rs. 6,35,850.00	
Place of Auction : TJSB Sahakari Bank Ltd, Shri Radhe Main, Adjacent To Shrivardhan Complex, Wardha Road, Ramdaspeth, Nagpur 440010.	Date and time of Inspection of Property : 04.12.2025 between 11.00 A.M. To 3:00 P.M.	Date and Time of Auction of Property : 17.12.2025 at 12:00 Noon.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Residential Apartment No. 102, Bhakti Dham Apartment, constructed on the Plot No. 167, Situated at Wardhaman Nagar, Nagpur"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **16.12.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT / RTGS to Account No. 001995200000005, IFSC Code TJSB0000001 on or before 16.12.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **17.12.2025** at the above-mentioned auction venue, **at 12.00 Noon.**
- 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) (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.**
- 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 **07 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. 8422852148 / 9028353449).**
- 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
For & on behalf of TJSB Sahakari Bank Ltd.

Date: 20/11/2025
Place: Nagpur