



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. 0253-2374351/8691068937

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 21/10/2024 under section 13(2)** of the said Act, to **M/s. Rajendra Agri Products Pvt. Ltd. (Borrower) & Others.**

The Borrower, Mortgageors & Guarantors have not repaid the amounts of **Rs. 10,55,86,355.04 (Rupees Ten Crore Fifty Five Lakhs Eighty Six Thousand Three Hundred Fifty Five & Four Paisa Only)** as on **30/09/2024** with further interest from **01/10/2024** 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 the **"AS IS WHERE IS BASIS"** without movable assets by inviting Tenders as laid down in prescribed laws.

| Name of the Borrower(s)/ Mortgageor(s) / Guarantor(s) | Description of Immovable Property/(ies) | |
|---|---|--|
| 1. M/s. Rajendra Agri Products Pvt. Ltd. A Pvt. Ltd. Company through its Directors ; i) Mr. Karwa Sushil Jainarayan ii) Mr. Karwa Ashish Subhash iii) Mrs. Karwa Sudha Sushil ... Borrower | a. All that piece and parcel of Residential Plot No. 54, adm. 2454.19 sq. ft., alongwith anyfuture construction/ development thereon, CTS Nos. 60, 61, 62 and 74, situated at Birla Colony, Near Birla Ram Mandir, Jathar Peth, Near Railway Station, Akola, Tal. And Dist. Akola, and bounded as below: East : Layout Plot No 57, West : 6.0 M Wide Road, North : Layout Plot No 53, South : Layout Plot No 55 Reserve Price : Rs. 1,27,61,788.00 EMD Amount : Rs. 12,76,178.80 | |
| 2. Mr. Karwa Sushil Jainarayan ... Director & Guarantor | b. All that piece and parcel of Residential Plot No. 57, adm. 2454.19 sq.ft., alongwith anyfuture construction/ development thereon, CTS Nos. 60, 61, 62 and 74, situated at Birla Colony, Near Birla Ram Mandir, Jathar Peth, Near Railway Station, Akola, Tal. & Dist. Akola, and bounded as below: East : 6.0 M Wide Road, West : Layout Plot No 54, North : Layout Plot No. 58, South : Layout Plot No. 56. Reserve Price : Rs. 1,27,61,788.00 EMD Amount : Rs. 12,76,178.80 | |
| 3. Mrs. Karwa Sudha Sushil ... Director & Guarantor | | |
| 4. Mr. Karwa Ashish Subhash ... Director & Guarantor | | |
| 5. Mr. Karwa Vishnu Jainarayan ... Guarantor | c. All that piece and parcel of Residential Plot No. 58, adm. 2454.19 sq. ft., alongwith anyfuture construction/ development thereon, CTS Nos. 60, 61, 62 and 74, situated at Birla Colony, Near Birla Ram Mandir, Jathar Peth, Near Railway Station, Akola, Tal. And Dist. Akola, and bounded as below: East : 6.0 M Wide Road, West : Layout Plot No. 53, North : Layout Plot No. 59, South : Layout Plot No. 57. Reserve Price : Rs. 1,27,61,788.00 EMD Amount : Rs. 12,76,178.80 | |
| 6. Mr. Karwa Manish Jainarayan ... Guarantor | | |
| 7. M/s. Krishidhan Seeds Private Ltd. Through its Director & Authorised Signatory Mr. Karwa Sushil Jainarayan ... Mortgageor & Guarantor NRO Recovery Dept. Loan Account No. : 086130100000005 | d. All that piece and parcel of Residential Plot No. 66, adm. 2454.19 sq. ft., alongwith anyfuture construction/ development thereon, CTS Nos. 60, 61, 62 and 74, situated at Birla Colony, Near Birla Ram Mandir, Jathar Peth, Near Railway Station, Akola, Tal. And Dist. Akola, and bounded as below: East : Layout Plot No 697, West : 6.0 M Wide Road, North : Layout Plot No. 65, South : Layout Plot No. 67. Reserve Price : Rs. 1,27,61,788.00 EMD Amount : Rs. 12,76,178.80 | |
| | e. All that piece and parcel of Residential Plot No. 70, adm. 2454.19 sq. ft., alongwith anyfuture construction/ development thereon, CTS Nos. 60, 61, 62 and 74, situated at Birla Colony, Near Birla Ram Mandir, Jathar Peth, Near Railway Station, Akola, Tal. And Dist. Akola, and bounded as below: East : 6.0 M Wide Road, West : Layout Plot No. 65, North : Layout Plot No. 71, South : Layout Plot No 69 Reserve Price : Rs. 1,27,61,788.00 EMD Amount : Rs. 12,76,178.80 | |
| Place of Auction : TJSB Sahakari Bank Ltd, Akola Branch, Nazul Sheet No. 64, Nazul Plot No.1/3, Ratanlal Plot, Besides MSEB Office, Akola East - 444 001. | Date and time of Inspection of Property : 16/06/2026 between 10.00 A.M. To 2:00 P.M. | Date and Time of Auction of Property : 06/07/2026 at 10:30 A.M. |

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Plot No 54 or Plot No 57 or Plot No 58 or Plot No 66 or Plot No 70 at Birla Colony, Nr Birla Ram Mandir, Jathar Peth, Akola,"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue **on or before 04/07/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000003, IFSC Code TJSB0000001 on or before 04/07/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered **on 06/07/2026** 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/ Mortgageor/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)/ Mortgageor(s) (since deceased) or absconding, as the case may be, to pay entire dues within **30 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 **15 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, 8691068937).**
- 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 30 days' notice to the Borrower/Mortgageor/Guarantors of the above said loan accounts.

Sd/-

Authorized Officer,
Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 28/05/2026

Place: Akola