

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 25/04/2023 under section 13(2) of the said Act, to M/s. **Scitech Laboratories Pvt. Ltd. Through its Directors; a. Mr. Maniyar Yogen Fatehchand b. Mrs. Maniyar Shefali Yogen & Guarantors.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 3,18,75,788.61 (Rupees Three Crores Eighteen Lakhs Seventy Five Thousand Seven Hundred Eighty Eight and Paise Sixty One Only)** as on 31.03.2023 with further interest from 01.04.2023 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the **physical possession of the immovable / Movable 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 with **Movable Assets**" by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Description of Movable / Immovable Properties with Reserve Price and EMD Amount
1. M/s. Scitech Laboratories Pvt. Ltd. Through its Directors; a. Mr. Maniyar Yogen Fatehchand b. Mrs. Maniyar Shefali Yogen ... Borrower & Mortgagor	<p>Lot: I - Land & Building along with Plant & Machinery</p> <p>a. Hypothecated Plant & Machinery lying in the premises of Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik.</p> <p>b. Plot No. B-21 & 22, admeasuring 2000 sq. mtrs. along with construction there on from and out of G. No. 914 to 933 & 936 situated at Mauje Musalgaon, Taluka Sinner, District Nashik, Within the limits of Musalgaon Gram Panchayat, which are cumulatively bounded per situation behind Hotel Sai Ways, STICE, Musalgaon MIDC, Musalgaon, Sinner - 422 112.</p> <p>Reserve Price: - Rs. 4,08,64,500.00</p> <p>EMD :- Rs. 40,86,450.00</p>
2. Mr. Maniyar Yogen Fatehchand ... Guarantor	<p>Lot: II - Plant & Machinery</p> <p>Hypothecated Plant & Machinery lying in the premises of Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik.</p> <p>Reserve Price: - Rs. 58,32,900.00</p> <p>EMD :- Rs. 5,83,290.00</p>
3. Mrs. Maniyar Shefali Yogen ... Guarantor	

Sinner Branch

Loan Account Nos.

132/CC/8, 132/ADVHYP-M/6,
132/ADVHYP-M/7, 132/ECLGSTL1/4,
132/PRLN-M/4, 132/PRLN-M/5

Place of Auction :	Date and time of Inspection of Property :	Date and Time of Auction of Property :
TJSB Sahakari Bank Ltd, NRO Recovery Dept. Shop No. 1 & 2, Keshar Plaza, DGP Nagar 2, Ambad, Nashik - 422010.	06/01/2026 between 11.00 A.M. To 3:00 P.M.	20/01/2026 at 10:30 A.M.

Note: In case, if we receive successful Bid for Lot I i.e. Land & Building along with Plant & Machinery (Integrated) then preference shall be given for Lot I only and not for Lot II i.e. (Plant & Machinery) as the same shall stands cancel.

Terms & conditions :-

1. The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Movable/Immovable property i.e. Lot : I Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik & Plant & Machinery" b. "Offer for purchase of movable property i.e. Lot : II Plant & Machinery at Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 19/01/2026 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 19/01/2026 before 5:00 P.M.
2. Offers so received by the undersigned will be opened and considered on 20/01/2026 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. **GST on Plant & Machinery will be borne by Successful Bidder of Final Bid Amount.**
5. 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**.
6. 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.**
7. 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 / 7020574515 / 0253-2374351).
8. 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.

Date: 01/01/2026

Place: Nashik

Sd/-
 Authorized Officer,
 Under SARFAESI Act, 2002
 For & on behalf of TJSB Sahakari Bank Ltd.