



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6936 8500

Regional Recovery Office : - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.

Ph. 020- 24223531/32, 7208932034, 7208931332

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 01/11/2019** under section 13(2) of the said Act, to **M/s. Deron Properties Pvt Ltd & Others**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 25,36,20,509.78 (Rupees Twenty Five Crores Thirty Six Lakhs Twenty Thousand Five Hundred Nine and Paise Seventy Eight Only)** as on **31.10.2019** with further interest from **01.11.2019** 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 Property/(ies) with Reserve Price & EMD Amount		
1. M/s. Deron Properties Pvt Ltd ... Borrower / Mortgagor 2. Mr. Umang Bharatbhushan Madan ... Director / Guarantor 3. Mr. Mokashi Prakash Madhukar ... Director 4. Mrs. Madan Mansi Umang ... Guarantor <u>PRO Recovery, Pune</u> Loan Account Nos. CCR/027301501700126 PLRNL/027303001700100	1. Flat no. 201 admeasuring carpet area about 661.45 Sq. ft. + attached terrace of 169.39 Sq. ft. carpet having total area of 830.84 sq.ft., 2nd floor + 1 car parking at "Deron Bhushanam", S. No. 63/2/3, Village Baner, Taluka Haveli, Dist. Pune – 411045.(Flat owned by M/s. Deron Properties Pvt. Ltd.) Reserve Price : Rs. 86,50,000.00 EMD Amount : Rs. 8,65,000.00 2. Flat no. 904 admeasuring carpet area about 1064.05 Sq. ft. + attached terrace of 110.97 Sq. ft. carpet + Top Terrace 461.07 Sq. ft. having total area of 1636.09 sq.ft., 9th floor + 1 car Parking at "Deron Bhushanam", S. No. 63/2/3, Village Baner, Taluka Haveli, Dist. Pune – 411045. (Flat owned by M/s. Deron Properties Pvt. Ltd.) Reserve Price : Rs. 1,33,50,000.00 EMD Amount : Rs. 13,35,000.00		
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.	<table border="1"> <tr> <td data-bbox="404 987 694 1093"> Date and time of Inspection of Property : 01/09/2026 between 11.00 A.M. To 02:00 P.M. </td><td data-bbox="694 987 1014 1093"> Date and Time of Auction of Property : 08/09/2026 at 10:30 A.M. </td></tr> </table>	Date and time of Inspection of Property : 01/09/2026 between 11.00 A.M. To 02:00 P.M.	Date and Time of Auction of Property : 08/09/2026 at 10:30 A.M.
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Terms & conditions:-

- The offer to be submitted in a sealed envelope super scribed, "**Offer for purchase of Immovable property i.e. Flat no. 201 or Flat No. 904 at Deron Bhushanam, Baner, Pune of M/s. Deron Properties Pvt. Ltd.**" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **07.09.2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 on or before 07.09.2026 before 5:00 P.M.**
 - Offers so received by the undersigned will be opened and considered on **08.09.2026** at the above-mentioned auction venue at **10.30 A.M.**
 - The undersigned reserves his right to accept or reject any offer and/or 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 **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 / 7208931332).**
 - 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 / Mortgagor / Guarantors of the above said loan accounts.**

Date: 31.07.2026

Place: Pune

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