

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 24/07/2025** under section 13(2) of the said Act, to **M/s. Synergy Hitech Agro (Borrower) & Others**.

The **Borrowers, Mortgagors & Guarantors** have not repaid the amounts of **Rs. 3,16,98,000.75 (Rupees Three Crores Sixteen Lakhs Ninety Eight Thousand and Paise Seventy Five only)** as on **30/06/2025** with further interest from **01/07/2025** 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 properties 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 and Movable Properties with Reserve Price and EMD Amount	
1. M/s. Synergy Hitech Agro (Borrower and Mortgagor) 2. Smt. Anuradha Ashok Inamdar(Partner/Guarantor/Mortgagor) 3. Mrs. Shailaja Sanjay Mohite(Partner/Guarantor/Mortgagor) 4. Mrs. Rohini Sandeep Mane(Partner/Guarantor/Mortgagor) 5. Mr. Abhijeet Ashok Inamdar(Guarantor/Mortgagor) 6. Mr. Sanjay Raghunath Mohite(Guarantor) 7. Mr. Sandeep Sadashiv Mane (Guarantor) 8. Mr. Raghunath Dagadu Mohite (Guarantor) 9. Mrs. Rupali Sandeep Mohite(Guarantor/Mortgagor) 10. Mrs. Sarita Satish Mohite(Guarantor/Mortgagor) 11. Mr. Sunil Sadashiv Mane(Guarantor/Mortgagor) 12. Mrs. Ashwini Ajay Deshmukh(Guarantor/Mortgagor) 13. Mr. Amol Ashok Inamdar(Guarantor/Mortgagor) Karad Branch, Karad Loan Account Nos. ODS/153140300000006, ECLGSL1/ 153307800000001 PRLN-M/ 153302900000001 & ADVHP-M/ 153300700000001.	Property No. 1 : LOT – I : - All that piece and parcel of Property situated at -New Gat No. 782 (old Gat No. 773) At Post Chitali, Tal- Khatav, Dist- Satara having Total Plot area 2 Hectar & 22 are. Out of that Industrial Nonagricultural land 6159.50 Sq. mtrs. alongwith Plant & Machineries situated thereon having boundaries: - East: - Property of Mr. Sanjay Raghunath Mohite, West: - Property of Mr. Nagare Patil, South: - Old Chitali - Mhasurne Road, North: - Property of Mr. Satish Raghunath Mohite & Nagare Patil. (Property owned by Mrs. Sarita Satish Mohite & Mrs. Rupali Sandip Mohite) Combined Reserve Price for Land & Bldg. & Machineries: Rs. 2,94,26,000.00 Combined EMD Amount : Rs. 29,42,600.00	
	Property No. 2 : LOT – II: All the Hypothecated Plant & Machineries situated at New Gat No. 782 (old Gat No. 773) At Post Chitali, Tal- Khatav, Dist- Satara Reserve Price: Rs. 1,26,28,000.00 EMD Amount: Rs. 12,62,800.00	
	Property No. 2 : All that piece and parcel of Property situated at - Survey No. 124, Plot No. 03 & 04, Hirai Golden City, At - Shivade, Tal - Karad, Dist - Satara. having Plot No. 03 area is 132.25 Sq. Mtrs & Plot No. 04 area is 131.47 Sq. Mtrs having Total Plot area is 263.72 Sq. Mtrs having Boundaries of Plot No. 3 : East: - 6.00 Mt. wide road in the layout, West: - Adjacent Gat No. 427 B, South: - Plot No. 04 in the layout, North: - Plot No. 02 in the layout, Boundaries of Plot No. 4 : East: - 6.00 Mt. wide Road in the layout, West: - Adjacent Gat No. 427 B, South: - Open Space in the layout, North: - Plot No. 03 in the layout. (Property owned by Mrs. Shailaja Sanjay Mohite) Reserve Price: Rs. 47,24,000.00 EMD Amount: Rs. 4,72,400.00	
Place of Auction : TJSB Sahakari Bank Ltd., Plot No. 370/2, 234/38, Bhattad Complex, Datta Chowk, Shaniwar Peth, Karad, Dist Satara 415110	Date and time of Inspection of Property : 02/06/2026 between 11.00 a.m. to 2.00 p.m.	Date and Time of Auction of Property : 10/06/2026 at 10.30 a.m.

Note :- In case Property No. 1 for both the above lots (i.e. LOT No I and LOT No II) have successful bids then preference will be given to successful bidders of lot No. I (Land & Building with Plant & Machinery) and not to successful bidder for LOT II (Only Plant & Machinery).

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, "**Offer for purchase of Land & Building in the name of Mrs. Sarita Satish Mohite & Mrs. Rupali Sandip Mohite and Plant & Machinery in M/s Synergy Hitech Agro LOT-I OR LOT-II Plant & Machinery in the name of M/s Synergy Hitech Agro situated at i.e. New Gat No 782 (Old Gat No. 773), At- Chitali, Tal- Khatav, Dist Satara**" OR Offer for purchase of Land in the name of **Mrs. Shailaja Sanjay Mohite i.e. Plot at Survey No. 124, Plot No. 03 & 04, Hirai Golden City, At - Shivade, Tal - Karad Dist - Satara** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **09/06/2026 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 09/06/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **10/06/2026** at the above-mentioned auction venue at **10.30 A.M.**
- GST @ 18.00%** on Plant and Machinery will be borne by Successful Bidder of Final Bid Amount.
- 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 **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 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

Date: 19/05/2026

Place: Pune

For & on behalf of TJSB Sahakari Bank Ltd.