

## 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 09/04/2025 under section 13(2) of the said Act, to M/s. Rohan Corrapack Pvt. Ltd. (Borrower) & Others and M/s. Rohan Packaging Industries & Others.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of Rs.8,38,71,772.58 (Rs.Eight Crore Thirty Eight Lakhs Seventy One Thousand Seven Hundred Seventy Two Paise Fifty Eight only) in the name of M/s. Rohan Corrapack Pvt Ltd and Rs. 7,93,94,294.25 (Rs. Seven Crore Ninety Three Lakhs Ninety Four Thousand Two Hundred Ninety Four and Paise Twenty Five only) in the name of M/s Rohan Packaging Industries as on 31/03/2025 with further interest from 01/04/2025 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical possession of the Immovable & Movable properties 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 Immovable / Movable Properties with Reserve Price and EMD Amount	
To,	<b>Lot: I-Land and Building along with Plant and Machinery</b>	
1. M/s. Rohan Corrapack Pvt. Ltd. ..... Borrower and Mortgagor	a. Hypothecated Plant & Machinery lying in the premises of Plot no.PAP-73, Khandala Phase - I, Kesurdi, Dist. Satara in the name of M/s Rohan Corrapack Pvt. Ltd.	
2. Mr. Suyash Subhash Gandhi ..... Director/ Mortgagor/ Guarantor	b. Hypothecated Plant & Machinery lying in the premises of Plot No. PAP-73, Khandala Phase - I, Kesurdi, Dist. Satara in the name of M/s Rohan Packaging Industries.	
3. Mrs. Rachana Suyash Gandhi ..... Director/ Mortgagor/ Guarantor	c. All that piece and parcel of Land bearing Plot No. PAP-73, Khandala Phase-I, Industrial Area, within limits of Village/City: Kesurdi, Taluka: Khandala, District: Satara, containing by admeasurement 6270 Sq.Mtrs. or there about along with construction upon there said plot and bounded as under : <b>On or towards East – By Plot No. PAP 72/2, On or towards South – By MIDC Open Space No. 5, On or towards West – By PAP Plots, On or towards North – By MIDC 30.00 M. Wide Road.</b> (Property owned by M/s. Rohan Corrapack Pvt. Ltd.)	
Deccan Branch, Pune. Loan Account Nos. CC/017130100000145, CC/BD/ 017130100000146, PRLN-M/017302900000111, PRLN-M/017302900000125, ADVHYP-M/01730700000113, ADVHYP-M/01730700000119, ECLGSTL1/017307800000006	<b>Reserve Price : Rs. 14,96,93,000/-</b> <b>EMD Amount : Rs. 1,49,69,300/-</b>	
And	<b>Lot II – Plant and Machinery</b>	
1. M/s. Rohan Packaging Industries (Proprietary firm) ..... Borrower	a. Hypothecated Plant & Machinery lying in the premises of Plot No. PAP-73, Khandala Phase - I, Kesurdi, Dist. Satara in the name of M/s Rohan Corrapack Pvt Ltd.	
2. Mr. Suyash Subhash Gandhi ..... Borrower / Mortgagor / Guarantor	b. Hypothecated Plant & Machinery lying in the premises of Plot No. PAP-73, Khandala Phase - I, Kesurdi, Dist. Satara in the name of M/s Rohan Packaging Industries	
3. Mrs. Rachana Suyash Gandhi ..... Guarantor	<b>Reserve Price : Rs. 2,25,98,000/-</b> <b>EMD Amount : Rs. 22,59,800/-</b>	
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.	Date and time of Inspection of Property : 28/01/2026 between 11.00 A.M. To 2:00 P.M.	Date and Time of Auction of Property : 04/02/2026 at 10:30 A.M.

**Note: In case, if we have receive successful Bid for Lot I i.e. Land and 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. PAP-73, Khandala Phase-I Kesurdi Dist. Satara & Plant and Machinery of M/s. Rohan Corrapack Pvt. Ltd. & Plant and Machinery of M/s. Rohan Packaging Industries" OR "Offer for purchase movable property i.e. Lot II Plant and Machinery at at Plot No. PAP-73, Khandala Phase-I Kesurdi Dist. Satara in the name of M/s. Rohan Corrapack Pvt. Ltd. and M/s. Rohan Packaging Industries" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 03/02/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 00199520000002, IFSC Code TJSB0000001 on or before 03/02/2026 before 5:00 P.M.
2. Offers so received by the undersigned will be opened and considered on 04/02/2026 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 and 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 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.
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 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.
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. 7208932034/7208931332).
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 30 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: 31/12/2025

Place: Pune