

**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 09/04/2025** under section 13(2) of the said Act, to **M/s. Rohan Corrupack 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 Corrupack 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 Symbolic possession of the Immovable property mentioned herein below u/s 13(4) 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 **without movable asset** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Mortgagor(s) / Guarantor(s)		Description of Immovable Property with Reserve Price and EMD Amount
<b>To,</b> 1. <b>M/s. Rohan Corrupack Pvt. Ltd.</b> ..... Borrower and Mortgagor 2. <b>Mr. Suyash Subhash Gandhi</b> ..... Director/ Mortgagor/ Guarantor 3. <b>Mrs. Rachana Suyash Gandhi</b> ..... Director/ Mortgagor/ Guarantor  <b>Deccan Branch, Pune.</b> <b>Loan Account Nos.</b> <b>CC/017130100000145, CC/BD/ 017130100000146, PRLN-M/017302900000111,</b> <b>PRLN-M/017302900000125, ADVHYP-M/017300700000113,</b> <b>ADVHYP-M/017300700000119, ECLGSTL/017307800000006</b>  <b>And</b> 1. <b>M/s. Rohan Packaging Industries (Proprietary firm)</b> ..... Borrower 2. <b>Mr. Suyash Subhash Gandhi</b> ..... Borrower / Mortgagor / Guarantor 3. <b>Mrs. Rachana Suyash Gandhi</b> ..... Guarantor  <b>Loan Account Nos.</b> <b>ODS/0171403000000056, ADVHYP-M/017300700000115,</b> <b>ECLGSTL/017307800000007, AMF-M/017301200000224</b>		All that piece and parcel of the Industrial Factory on land bearing Old S no 85, Gat no 643, 644 and 645 and constructed thereon of mouje Khatpewadi , Bhukum, Tal. Mulshi, Dist. Pune with in Grampanchayat limits of Bhukum, Taluka Panchayat Samiti Mulshi Z.P. Pune & within jurisdiction of the Sub Registrar.Mulshi Dist Pune admeasuring respectively about 14R, 18R & 99 R thus totally 01 H 31R. i.e. 13100 Sq.Mtrs. (Built up - 4639.92 Sq. Mtrs. ) <b>(Property owned by Mr. Suyash Subhash Gandhi).</b>  <b>Reserve Price:- Rs. 10,42,00,000.00</b> <b>EMD Amount :- Rs. 1,04,20,000.00</b>
<b>Place of Auction :</b> <b>TJSB Sahakari Bank Ltd.,</b> 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.		<b>Date and time of Inspection of Property :</b> <b>31/01/2026 between 11.00 A.M. To 2:00 P.M.</b>  <b>Date and Time of Auction of Property :</b> <b>07/02/2026 at 10:30 A.M.</b>

### Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Industrial Factory on land bearing Old S no 85, Gat no 643, 644 and 645 and constructed thereon of mouje Khatpewadi , Bhukum, Tal. Mulshi Dist. Pune of Mr. Suyash Subhash Gandhi"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **06/02/2026 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 06/02/2026 before 5:00 P.M.**
  - Offers so received by the undersigned will be opened and considered on **07/02/2026** 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: 05/01/2026**  
**Place: Pune**

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