

Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, **Ph.** 022-6936 8500
Regional Recovery Office : - Pune Regional Recovery Cell: 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037. **Ph.** (020- 24223531/32, 7208932034.

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 07/10/2023** under section 13(2) of the said Act, to **M/s. Satyam Industries (Prop. Mr. Shrimandilkar Rajendra Ramesh) Mr. Shrimandilkar Rajendra Ramesh (Borrower) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 1,24,79,884.78 (Rupees One Crore Twenty Four Lakhs Seventy Nine Thousand Eight Hundred Eighty Four and Paise Seventy Eight Only.)** as on **30/09/2023** with further interest from **01/10/2023** 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) 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 Properties
1. M/s. Satyam Industries (Prop. Mr. Shrimandilkar Rajendra Ramesh) - Borrower 2. Mr. Shrimandilkar Rajendra Ramesh - Borrower & Mortgagor 3. Mr. Suryawanshi Shahaji Raosaheb - Guarantor 4. Mr. Bhalekar Nandkumar Kondiba - Guarantor 5. Mrs. Shrimandilkar Vimal Ramesh - Borrower & Mortgagor 6. Mr. Ashtekar Hemant Yashwant - Guarantor 7. Mr. Dube Sandeep Devraj - Guarantor	All that piece and parcel of Flat no. 402 on the 4th floor in the building no. "A" of the project known as "Spine City Residency Co-operative Housing Society Ltd" admeasuring carpet area (including areas of balconies if any) about 437.66 Sq. Fts. (i.e. 40.67 Sq. Mtrs.) or thereabouts with adjoining same level terrace if any having area about 32.29 Sq. Fts. (i.e. 3.00 Sq. Mtrs.) or thereabout viz total admeasuring approx. 469.95 Sq. Fts. (i.e. 43.67 Sq. Mtrs.) or thereabout viz 611 Sq. Fts. (i.e. 56.78 Sq. Mtrs.) super built up area which is inclusive of the area of the proportionate area of passage and staircase constructed upon area admeasuring about 93 Aar i.e. 9300 Sq. Mtrs. out of Gat no.3 (old Gat no. 2995) totally admeasuring about 01H 48Aar situated at Village-Kharabwadi, Taluka- Khed, District-Pune, within the jurisdiction of Sub Registrar Khed, Registration District Pune and within the limits of Grampanchyat Kharabwadi, Taluka Panchayat Khed and Zilha Parishad Pune and the said plot is bounded as :- On or towards East: By Gat no. 4 and 5, On or towards South: By Talegaon -Chakan Road, On or towards West: By adjacent road of Gat No. 436, On or towards North: By Odha and Gat No. 435 (Flat owned by Mr. Shrimandilkar Rajendra Ramesh).
PRO - Recovery, Pune. Loan Account Nos. a) M/s. Satyam Industries i) 44/CC/117 – closed on 13/06/2024 ii) 44/EXPRESS/1- closed on 20/03/2024 iii) 44/PRLN-M/41- closed on 20/03/2024 b) Mr. Shrimandilkar Rajendra Ramesh i) SSR/ 044305000000172 ii) SSR/ 044305000000198 iii) AMFR/ 044301200000209	
Place of Auction : TJSB Sahakari Bank Ltd, 1st Floor, Recovery Department, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037.	Reserve Price: - Rs. 14,00,000.00 EMD Amount :- Rs. 1,40,000.00
Date and time of Inspection of Property :	25/11/2025 between 11.00 A.M. To 2:00 P.M.
Date and Time of Auction of Property :	01/12/2025 at 12:30 P.M.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Flat no. 402 of Mr. Shrimandilkar Rajendra Ramesh"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **29/11/2025 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 29/11/2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **01/12/2025** at the above-mentioned auction venue at **12.30 P.M.**
- 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 **07 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).**
- 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

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 10/11/2025

Place: Pune