



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6997 8731.
Regional Recovery Office: - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.
 Ph. 020- 24223531/32, 7208932034, 7208931332

Sale Notice

Auction Sale Notice For Sale Of Immovable Properties Under Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Provision To Rule 8(6) And Rule 9 Of The Security Interest (enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s) and/or Guarantor(s) that the below described immovable property(s) mortgaged/charged to the secured creditor, the possession of which has been taken by the Authorized Officer of TJSB Sahakari Bank Ltd. under section 13(4) and by execution of orders under section (14) of the SARFAESI Act, 2002, will be sold on "As is where is", "As is What is", "Whatever there is" and "Without Recourse" and with movable asset, for recovery of the outstanding balance from the Borrower(s)/Mortgagor(s)/Guarantor(s) as per the brief particulars given hereunder:

Name of the Borrower (s) / Mortgagor (s) / Guarantor (s) along with Loan Account Nos.	Description of Immovable and Movable Properties with Reserve Price and EMD Amount
1. M/s. Synergy Hitech Agro (Borrower and Mortgagor)	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 - Mhasurme 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. 1,93,10,000.00 Combined EMD Amount : Rs. 19,31,000.00
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)	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. 82,87,000.00 EMD Amount: Rs. 8,28,700.00 Encumbrances (If any): Not Known to the secured creditor Pending Dues:- MSEDCL (Light Bill)- Not Known to the secured creditor Grampanchayat Charges- Not Known to the secured creditor Possession Date & Type of possession :- 16/03/2026, Physical Possession Total amount payable Rs. 3,16,98,000.75 as per Demand Notice dated 24/07/2025 & Total amount payable Rs. 2,15,81,407.75 as on date i.e 30/09/2026
11. Mr. Sunil Sadashiv Mane.....(Guarantor/Mortgagor)	
12. Mrs. Ashwini Ajay Deshmukh.....(Guarantor/Mortgagor)	
13. Mr. Amol Ashok Inamdar.....(Guarantor/Mortgagor)	
PRO-Recovery, Pune Loan Account Nos. ODSR/153140300000006, ECLGSTL1R/153307800000001, PRLNR/153302900000001 & ADVHYPR/153300700000001.	
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 : 27/10/2026 between 11.00 a.m. to 2.00 p.m. Date and Time of Auction of Property : 04/11/2026 at 10.30 a.m.

Note :- In case of 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 of 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" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 03/11/2026 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 03/11/2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 04/11/2026 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.
- 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 Authorised Officer on behalf of Bank . The bank does not authorize any other person or agency for the said auction.
- For detailed terms and conditions of the auction sale is available with the Bank's Website i.e. <https://www.tjsb.bank.in/Auctions1>

Note: - This is also a 15 days notice under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors/Guarantors of the above said loan account about sale through tender /inter se bidding on the above mentioned date.

Sd/-

Chief Manager & Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

Date: 13/10/2026

Place: Pune