



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, **Ph.** 022-6936 8500
HO Recovery Office: Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Estate Road No.16, Thane (West) - 400604. **Ph.** 022-6997 8599/752/701.

PUBLIC AUCTION

15 days Sale Notice for sale of immovable and movable properties under the arbitration award u/s. 84 of the Multi-State Co-operative Societies Act, 2002 in ARBITRATION CASE NOS. ARB/TJSB/SVT/01 OF 2023, ARB/TJSB/SVT/02 OF 2023, ARB/TJSB/SVT/03 OF 2023, ARB/TJSB/SVT/04 OF 2023, ARB/TJSB/SVT/05 OF 2023, ARB/TJSB/SVT/06 OF 2023 passed by the Hon'ble Arbitrator Shri. S.V. Tinaikar obtained on 07/08/2024.

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the **Sales/Recovery Officer of the Bank, empowered under Multi State Co-operative Societies Act, 2002** and the rules made there under has issued **Demand Notice on 16/12/2024** as per details given below in table.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the **Demand Notice** within the stipulated period. Hence, the Sales/Recovery Officer had taken **Physical Possession** of the immovable/movable properties as mentioned below.

I, the undersigned as the Sales/Recovery Officer empowered under Section 97 of Multi-State Co-operative Societies Act, 2002 by the Hon'ble Central Registrar, Co-operative Societies, New Delhi, have decided to sell the mortgaged/Hypothecated properties on **“AS IS WHERE IS BASIS”, "AS IS WHAT IS BASIS" & “WITHOUT ANY RECOURSE BASIS”** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Date of Demand Notice & O/s. Amount	Description of Immovable and Movable Property with Reserve Price and EMD Amount
1. M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay ... Borrower & Mortgagor 2. Mr. Kulkarni Abhay Narhar ... Guarantor 3. Mrs. Kulkarni Smita Abhay ... Guarantor Nashik Recovery Dept. Loan Account Nos. 142/ADVHYPR/12, 142/PRLNR/8, 142/WCTLR/2, 142/WCTLR/1, 142/CCR/25, 142/CCR/26	16/12/2024 Outstanding Amount as on 21/12/2022 Rs. 9,65,56,871.19 (Plus further interest, together with incidental expenses, costs and charges thereon.)	Land & Building along with Plant, Machinery & Scrap lying at all that piece and parcel of plot No. H-29, MIDC, Add. Murbad Industrial Area, Kudavali, Murbad, Dist. Thane. (Land adm. 3589 sq.mtrs & Building adm. 2716.43 sq.mtrs.) combined Reserve Price : Rs.4,75,21,000.00 EMD Amount (10%):Rs.47,52,100.00

Place of Auction : TJSB Sahakari Bank Ltd., “Madhukar Bhavan”, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604.

Date and time of Inspection of Property :	22/07/2026 Between 10.00 A.M to 5.00 P.M.
Date and Time of Auction of Property :	03/08/2026 At 10.30 A. M.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **“Offer for purchase of Land & Building along with Plant, Machinery & Scrap”**situate at **Plot No. H-29, Add. Murbad Industrial Area, Kudavali, Murbad**” and bring/send the said offer sealed cover envelope at **“TJSB Sahakari Bank Ltd., “Madhukar Bhavan”, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604”** on or before **01/08/2026** before **05.00 P.M.** by the prospective bidder & EMD amount to be transferred through **RTGS/NEFT to Account No. 001995200000003, IFSC Code - TJSB0000001** on or before **01/08/2026** before **05:00 P.M.**
- Offers so received by the undersigned will be opened and considered on 03/08/2026 at the above-mentioned auction venue at **10.30 A.M.**
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
- In any event, the property shall not be sold below the Reserve price**
- (a) The sum of money/bid amount equal to 15% shall be deposited by the successful bidder/ purchaser with the Sales Officer within 2 days from the date of confirmation of sale in the auction so held.**
(b) The reminder of the purchase consideration/ money shall be paid within 15 days from the date of sale
- GST on sale of Plant & Machinery-scrap shall be exclusively borne by Successful Bidder of Final Bid Amount.**
- The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property(ies) in his/ her/ their /its name(s).
- 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 Sales/Recovery officer shall proceed to sell the mortgaged property/(ies) mentioned herein above in accordance with the **MSCS ACT,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.**
- Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
- Tender forms along with the terms and conditions sheet will be separately available with office of **Sales/Recovery Officer** at the cost of **Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 9762031580/8422918084/9969549827/022-6997 8599/700/701).**
- The undersigned reserves the right to accept or reject any offer and/or modify and/or postpone/cancel the Auction without assigning any reason thereof.
- 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/-

Sales/Recovery Officer,
Under Sec 97 of MSCS Act, 2002.
For & on behalf of TJSB Sahakari Bank Ltd.

Date: 13/07/2026
Place: Thane