

 TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK	Registered Office:- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. ☎ 022- 6997 8731.
	Regional Recovery Office:- 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037. ☎020- 24223531/32, 7208932034, 7208931332.

Terms and Conditions of auction sale for sale of immovable properties
under SARFAESI Act 2002

Brief particulars of Auction sale are given hereunder:

Name of the Borrower (s) / Mortgagor (s) / Guarantor (s) along with Loan Account Nos.	Date & Time of Inspection of Property	Date and Time of Auction	Description of Immovable Property / (ies)
1. M/s. Deron Properties Pvt. Ltd. ... Borrower / Mortgagor 2. Mr. Umang Bharatbhushan Madan ... Director / Guarantor 3. Mr. Mokashi Prakash Madhukar ... Director 4. Mrs. Madan Mansi Umang ... Guarantor <u>PRO Recovery, Pune</u> Loan Account Nos. CCR/027301501700126 PRLNR/027303001700100	12/10/2026 between 11.00 A.M. To 02:00 P.M.	19/10/2026 at 10:30 A.M.	Flat no. 201 admeasuring carpet area 661.45 Sq. ft. + attached terrace of 169.39 Sq. ft. carpet having total area of 830.84 Sq. ft. 2 nd floor + 1 car parking at “Deron Bhushanam”, S. No. 63/2/3, Village Baner, Taluka Haveli, Dist. Pune – 411045. (Flat owned by M/s. Deron Properties Pvt. Ltd.) Encumbrances (If any): Not Known to the secured creditor Pending Dues:- Not Known to the secured creditor
Possession Date & Type of possession :- 14/07/2026, Physical	Total amount payable Rs. Rs. 25,36,20,509.78 as per Demand Notice dated 31/10/2019 & Total amount payable Rs. 34,39,77,819.30 as on date i.e 30/06/2026		
Reserve Price: Rs. 77,85,000.00 EMD Amount: Rs. 7,78,500.00	Place of Auction:- TJSB Sahakari Bank Ltd. 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.		

TERMS AND CONDITIONS FOR TENDER SALE:-

- The offers to be submitted in a sealed envelope super scribed, “Offer for purchase of Immovable property i.e. Flat no. 201 at Deron Bhushanam Baner, Pune of M/s. Deron Properties Pvt. Ltd.” and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 17/10/2026 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 17/10/2026 before 5:00 P.M.**

2. The sealed envelopes will be opened in the presence of the available interested parties on **19/10/2026 at 10.30 a.m.** at the above-mentioned auction Branch / Head office of TJSB Sahakari Bank Ltd. The Inter-se bidding, if necessary, will also take place among the available bidders. The EMD is refundable if the bid is not successful.
3. Bidder participating in Auction shall ensure that the offer form is duly filled in and completed in all respects. While opening of offer form, if it is found incomplete, the same may be rejected as per discretion of Authorized Officer.
4. Bidder shall ensure to submit the required self-attested KYC documents.
5. If the bidder is unable to remain physically present in the auction and sends his representative /agent/attorney then the said person intending to participate in the auction shall produce POA or the authority letter for participating in the auction. Verbal request to participate in the auction shall not be entertained in any case.
6. Once the auction process starts, the participant(s) / bidder(s) should not leave his seat in the middle till the auction process is completed.
7. The name appearing in the offer form of the bidder/participant should be clear and precise and should not be changed at later stage.
8. In case of multiple bides, all bid envelops will be opened in presence of all bidder by the Authorized officer on Auction date and further bidding and auction process will be started from highest bid amount quoted by any of the bidder.
9. After opening the bid-form, the intending bidders who have submitted their bids for less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount not less than reserve price with the consent of all other bidders.
10. The secured asset(s)/immovable property(ies) will not be sold below the Reserve Price. In case multiple bidders, the Authorized Officer, at his discretion, may request the bidder to increase the bid amount as and when required. The Authorized Officer also reserves the right to quote the incremental bid amount in terms of multiple thereof.
11. In case of participation by more than one bidder, then bidding amount shall be in multiple of **Rs.10,000/-**.
12. The Authorized officer reserves his right to accept or reject any offer and/or to modify or to cancel and /or postpone the Auction.
13. The bidder shall be deemed to have agreed and consented to all the terms and conditions of Banks once the bidder has paid the EMD amount.
14. To the best of knowledge and information of the Authorised Officer, maintenance of housing society ,electricity bill, property tax, piped gas not known to us.
15. The intending bidders should make their own independent inquiries regarding the encumbrances, conditions of secured asset put on auction and claims/rights/dues affecting the secured asset(s)/immovable property(ies), 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 TJSB Sahakari Bank Ltd. The authorized officer shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the bid regarding secured asset(s)/ immovable property(ies) put for sale.

16. The secured asset(s)/ immovable property(ies) will be sold in "As is where is", "As is What is", "Whatever there is" and "Without Recourse" and without movable asset there in and the intending bidders should make discreet enquiries as regards any claim/court case/ litigation/charge on the secured asset(s)/ immovable property(ies) of any authority besides the Bank's charge and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the secured asset(s)/immovable property(ies) put for sale charges/encumbrances over the secured asset(s)/ immovable property(ies) or on any other matter etc., will be entertained after submission of bid. Further, the intending bidder shall ascertain and satisfy himself about any statutory claims on the secured asset(s)/ immovable property(ies) like property tax, electricity, water, Welfare Association Maintenance dues or any other dues etc. prior to submitting bid. The Authorized Officer/ secured creditor shall not be responsible in any way for any third party claim/ right/dues. No claim of whatsoever nature will be entertained after submission of the bid regarding secured asset(s)/ immovable property(ies) put for sale.
17. **The successful auction purchaser shall deposit 25% of the sale price/ Bid Price (inclusive of EMD already paid), immediately on same day and or not later than next working day from the date of confirmation of sale by the secured creditor. The successful auction purchaser failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited.**
18. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount shall be forfeited. In case of delayed payment by the purchaser, the same will attract interest @ 8% p.a. payable on the balance amount.
19. The successful auction purchaser would bear the charges/fees payable for conveyance such as Stamp Duty, Registration Fee, and any statutory dues, GST (if any)etc. as applicable as per law for getting the secured asset transferred in his/her name.
20. The successful auction purchaser shall be entitled to pay 1% TDS of sale price or on price as per Government ready reckoner rate/value whichever is higher in respect of secured asset(s)/immovable property(ies).The successful auction purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank. **(In case of property having value of Rs.50.00 lakhs & above).**
21. On realization of the entire sale price, the Authorized officer will handover the said property to the Auction Purchaser within 30 days from date of issuance of Sale Certificate. The Auction Purchaser will be bound to take possession of the said property from the Authorized officer as and when called upon for the same. In case the Auction Purchaser fails to take possession of the said property from the undersigned when called upon for the same, the Auction purchaser will be liable for any kind of loss, damage or other expenses incurred thereby.
22. The Authorized officer does not give any guarantee or warrantee in respect of quantity, quality, size, shape, durability, efficiency or any other aspect in respect of the aforesaid immovable property offered for sale. The interested parties are required to make necessary

inquiries and take inspection of the said property and other factors incidental thereto before giving their respective offer. Any complaint in this behalf will not be entertained by the undersigned from any bidder at any stage of the auction.

23. The Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason thereof. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day.
24. The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.
25. If the Borrowers/Co-Borrowers/Mortgagors/Guarantors pays the amount due to the bank in full before the date of the confirmation of the sale, the auction is liable to be discontinued.
26. The successful auction purchaser shall be entitled to only such secured asset(s)/immovable property(ies) which are published in Auction Notice. Movable assets like Articles/Items /furniture and fixtures etc. lying in the auctioned premises.
27. In case of single/multiple bidders participated in the auction, the EMD amount (10%) so deposited by successful bidder will not be refunded, if he/she refused to participate further, after completing auction process by Authorized Officer.

(Note – Last date of submission is 17/10/2026 before 05:00 P.M.)