

Registered Office :- TJSB House, Plot No. B5,
Road No. 2, Wagle Industrial Estate,
Thane (West)-400604., ☎022-6936 8500

TJSB SAHAKARI
BANK LTD. MULTI-STATE
SCHEDULED BANK

Ho Recovery Office : Madhukar Bhavan, Recovery Department, 3rd Floor,
Wagle Estate Road No.16, Thane (West) -400604., ☎ 022-6997 8599/752/700/701

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 (In short "SARFAESI Act 2002")** and the rules made there under has issued **Demand Notice** as per details given below in table under **section 13(2)** of the said Act, to **M/s. Heena Steel Traders Prop. Mr. Mali Dineshkumar Harjiram & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the **Demand Notice** within stipulated period. hence the Authorized Officer has taken the **Physical Possession of the immovable property u/s 13(4) and Section 14 of the SARFAESI Act, 2002.**

I, the Undersigned as the Authorized Officer of **TJSB Sahakari Bank Ltd.**, have decided to sell the mortgage secured asset / 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)	Date of Demand Notice & O/s. Amount	Description of Immovable Property with Reserve Price and EMD Amount
1. M/s. Heena Steel Traders. Prop. Mr. Mali Dineshkumar Harjiram ... Borrower	Demand Notice Date 23.06.2023 Outstanding Amount as on 31.05.2023 Rs. 1,26,83,399.21 (Plus further interest, cost and charges thereon)	All that Part and Parcel of a land and construction thereon at Plot No. P-15 admeasuring 1000 sq. mtr. in Lote Parshuram Industrial Area, within the village limit Lote, Taluka and Registered Sub-District- Khed, District & Registered District-Ratnagiri. The said industrial Plot is bounded as: On or towards North: Plot No.P-22 On or towards South : MIDC Road 20.00 M.R/W. On or towards East : Plot No.P-11 On or towards West: Plot No.P-22. Reserve Price:- Rs. 69,50,000.00 EMD :- Rs.6,95,000.00
2. Mr. Mali Dineshkumar Harjiram ... Mortgagor		
3. Mr. Mali Tejaram Rajaji ...Guarantor		
4. Mr. Sundesha Shantilal Ukaji ...Guarantor		
HO Recovery Dept. Loan Account Nos. 1/CCR/2263, 1/ECLGSTLR/1		

Place of Auction : TJSB Sahakari Bank Ltd., Chiplun Branch,
Shop No. 3, 4, 5, 6, Shree Sai Keshavraj Plaza,
Ground Floor, Opp. Sane Guruji Udyan, Chiplun-Karad
Road, Chiplun- 415 605.

**Date and time of
Inspection of Property** 24.12.2024,
Between 11:00 A.M. to 02:00 P.M.

**Date and Time of
Auction of Property** 08.01.2025, at 11:00 A.M.

TERMS & CONDITIONS :

1. The offer to be submitted in a sealed envelope super scribed, "**Offer for purchase of Immoveable property i.e. Plot No. P-15, Lote Parshuram Industrial Area**" and bring/send the said offer sealed cover envelope at the abovementioned auction venue on or before **07.01.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **RTGS to Account No. 001995200000001, IFSC Code TJSB0000001** on or before **07.01.2025 before 5:00 P.M.**
2. Offers so received by the undersigned will be opened and considered on **08.01.2025** at the above-mentioned auction venue **at 11:00 A.M.**
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. 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**
5. 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 above 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.**
6. 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. 8422918084/ 9323220042/ 022-26997 8594/ 752/ 700/ 701).**
7. 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.

Sd/-

(AUTHORISED OFFICER)
Under SARFAESI Act, 2002

Date : 26.11.2024
Place: Thane.



For & on behalf of TJSB Sahakari Bank Ltd.