

**Ho Recovery Office :** Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> 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** on various dates as per details given below in table under section 13(2) of the said Act, to **M/s. Karia Enterprises Prop. Mr. Hiten Ravi Karia (Deceased), Through his legal heir, Mr. Nishit Hiten Karia and M/s. Karia & Sons Prop. Mr. Nishit Hiten Karia respectively.**

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, the Authorized Officer of **TJSB Sahakari Bank Ltd.**, have decided to sell the said property on "**AS IS WHERE IS BASIS**", without **movable assets** by inviting Tenders as laid down in prescribed laws.

<b>Name of the Borrower(s)/ Mortgagor(s)/Guarantor(s)</b>	<b>Date of Demand Notice &amp; O/s. Amount</b>	<b>Description of Immovable Property with Reserve Price and EMD Amount</b>
<b>1. M/s Karia Enterprises. Prop. Mr. Hiten Ravi Karia (Deceased) Through his legal heirs; Mr. Nishit Hiten Karia ... Borrower</b> <b>2. Mr. Nishit Hiten Karia ... Mortgagor &amp; Guarantor</b> <b>3. Mr. Manish Bhupendra Thakkar ... Guarantor</b> <b>HO Recovery Dept. Loan Account No.1/CCR/359</b>	<b>Demand Notice Date 21.09.2016</b>  Outstanding Amount as on <b>31.08.2016</b>  <b>Rs. 1,34,69,538.91</b> (Plus further interest, cost and charges thereon)	<b>Flat No. 203, 2nd Floor, New Jaldarshan CHSL., Chimbai, Perry Cross Road, Near Joggers Park, Bandra (West), Mumbai - 400 050.</b>  admeasuring on or about 660 sq. ft. carpet area lying and situated on N.A. plot of land bearing Survey No.392, CTS no. C/288, Chimbai, Bandra, Tal.- Andheri, Dist. Mumbai.  <b>Reserve Price: - Rs. 3,27,17,520.00</b>  <b>EMD :- Rs. 32,71,752.00</b>
<b>1. M/s Karia &amp; Sons Prop. Mr. Nishit Hiten Karia ...Borrower</b> <b>2. Mr. Hiten Ravi Karia (Deceased) Through his legal heirs; Mr. Nishit Hiten Karia ... Guarantor</b> <b>3. Mr. Manish Bhupendra Thakkar ... Guarantor</b> <b>HO Recovery Dept. Loan Account No. 1/CCR/358</b>	<b>Demand Notice Date 21.09.2016</b>  Outstanding Amount as on <b>31.08.2016</b>  <b>Rs. 77,59,672.72</b> (Plus further interest, cost and charges thereon)	Reserve Price: - Rs. 3,27,17,520.00  EMD :- Rs. 32,71,752.00

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

<b>Date and time of Inspection of Property</b>	<b>14.11.2024, Between 11:00 A.M. to 02:00 P.M.</b>
<b>Date and Time of Auction of Property</b>	<b>27.11.2024, at 11:00 A.M.</b>

#### **TERMS & CONDITIONS :**

- The offer to be submitted in a sealed envelope super scribed, "**Offer for purchase of Immoveable property i.e. Flat No.203, New Jaldarshan CHSL., Chimbai, Bandra (West), Mumbai**" 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 **26.11.2024 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order** in favour of **TJSB Sahakari Bank Ltd., payable at Mumbai** or **RTGS to Account No. 001995200000001, IFSC Code TJSB0000001** on or before **26.11.2024 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **27.11.2024** at the above-mentioned auction venue at **11:00 A.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 above 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. 8422936872/ 9323220042/ 022-26997 8599/ 752/ 700/ 701).**
- 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/-

(AUTHORISED OFFICER)  
Under SARFAESI Act, 2002

Date : 07.11.2024

Place: Thane.



For & on behalf of TJSB Sahakari Bank Ltd.