

## 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 06.09.2023 under section 13(2) of the said Act, to M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay & Guarantors.

The Borrower, Mortgagors & Guarantors have not repaid the amount of Rs. 10,92,56,190.30 (Rupees Ten Crores Ninety Two Lakhs Fifty Six Thousand One Hundred Ninety and Paise Thirty Only) as on 30.06.2023 with further interest & charges thereon from 01.07.2023 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Possession of the immovable/movable properties as mentioned herein below u/s 13(4) of the SARFAESI Act, 2002.

I, the Undersigned, the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned properties on "AS IS WHERE IS BASIS" in Public Auction with movable assets (As Mentioned in (b) in column 3) by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	TYPE OF POSSESSION & DATE	Description of Immovable/Movable Properties with Reserve Price and EMD Amount
1. M/s. Donum Dieu Engineers Pvt. Ltd. ...Borrower & Mortgagor <b>Directors &amp; Guarantors:</b> a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay	SYMBOLIC POSSESSION  DATE: 07.12.2023	<b>LOT: I</b> <b>Land &amp; Building along with Plant &amp; Machinery</b> a. All that piece and parcel of MIDC Plot bearing no. K-1 measuring 1013 Sq. Meters along with factory thereon measuring 120.60 Sq. Meters situated at MIDC, Satpur, within the limits of Nashik Municipal Corporation Nashik. b. Hypothecated Plant & Machinery lying in the premises of Plot No. K-1, MIDC, Satpur, Nashik. <b>Reserve Price:- Rs. 4,72,15,000.00</b> <b>EMD Amount:- Rs. 47,21,500.00</b>
	2. Mr. Kulkarni Abhay Narhar ...Guarantor	
3. Mrs. Kulkarni Smita Abhay ...Guarantor & Mortgagor  NRO Recovery Dept. Loan Account Nos. 142/CCR/25, 142/CCR/26, 142/ADVHYPR/12, 142/PRLNR/8, 142/WCTLR/1, 142/WCTLR/2, 142/LCBDR/1	SYMBOLIC POSSESSION  DATE: 07.12.2023	<b>LOT: II</b> <b>Hypothecated Plant &amp; Machinery</b> lying in the premises of Plot No. K-1, MIDC, Satpur, Nashik. <b>Reserve Price:- Rs. 70,45,000.00</b> <b>EMD Amount:- Rs. 7,04,500.00</b>
	PHYSICAL POSSESSION  DATE: 03.02.2025	<b>LOT: III</b> All that piece and parcel of constructed premises bearing Flat No. 14 on First Floor, measuring 55 Sq. Meters in the building known as Apar Co-op. Housing Society Ltd. situated at Mahatma Nagar, Nashik Taluka and District Nashik. <b>Reserve Price: - Rs. 29,56,000.00</b> <b>EMD Amount:- Rs. 2,95,600.00</b>
	PHYSICAL POSSESSION  DATE: 03.02.2025	<b>LOT: IV</b> All that piece and parcel of land with bungalow bearing Plot No. 211, measuring 376 Sq. Meters out of S. No. 157/1 and 12 in Orange City, at kasara Khurd, Opp. Maruti Dhaba, Mumbai Nashik Road, Tal. Shahapur, Dist. Thane. <b>Reserve Price: - Rs. 49,89,000.00</b> <b>EMD Amount:- Rs. 4,98,900.00</b>

**Place of Auction :** TJSB Sahakari Bank Ltd., NRO Recovery Dept. Shop No.1 & 2, Keshar Plaza, DGP Nagar 2, Near Mauli Lawns, Ambad, Nashik – 422 010.

Date & Time of Inspection of properties for LOT : III & LOT : IV	17.03.2025, Between 11:00 A.M. TO 02:00 P.M.
Date and Time of Auction of Immovable & Movable properties	a) For Plot No. K-1, Land & Building alongwith Plant & Machinery, Satpur, Nashik 27.03.2025 at 10.30 A.M. b) For Plant & Machinery at Plot No. K-1, Satpur, Nashik 27.03.2025 at 12.00 Noon c) For Flat No. 14, Mahatma Nagar, Nashik 27.03.2025 at 02.00 P.M. d) For Plot No. 211, bungalow, Orange City, Shahapur, Dist. Thane. 27.03.2025 at 04.00 P.M.

**Note:** In case LOT I 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:-**

- Please note that the Interested bidder(s) having interest in bidding/participating in auction shall mention on sealed envelope super scribed as offer for purchase of any of the immovable/movable property/(ies) AND/OR Hypothecated Plant & Machinery mentioned below i.e.
  - Offer for Lot : I Plot No. K-1, Land & Building alongwith Plant & Machinery Satpur, Nashik.
  - Offer for Lot : II Plant & Machinery at Plot No. K-1, Satpur, Nashik.
  - Offer for Lot : III Flat No. 14, Mahatma Nagar, Nashik.
  - Offer for Lot : IV Plot No. 211, Orange City CHSL, Shahapur, Dist. Thane.
 Any bidder interested in purchase/bidding for more than one property as mentioned above shall submit sealed envelope separately for such property with description and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 26.03.2025 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by RTGS/NEFT to Account No. 001995200000003, IFSC Code TJSB0000001 on or before 26.03.2025 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 27.03.2025 at the abovementioned auction venue & respective time.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- GST on Plant & Machinery will be borne by Successful Bidder of Final Bid Amount.**
- The Undersigned hereby informs to the Borrower/s, 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.
- All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said properties 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 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.
- 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. 8691068937/9822682876/0253-2374351).
- 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

