

**Ho Recovery Office :** Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> Floor,  
Wagle Estate Road No.16, Thane (West) -400604. ☎ 022- 6997 8738/39/40

## 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 under section 13(2)** of the said Act, to **Mr. Doulatani Haresh Gurbux (Borrower & Mortgagor), M/s Haresh Gurbux Doulatani (HUF)** through its co-parceners i. Mrs. Doulatani Priya Haresh, ii. Ms. Doulatani Payal Haresh & iii. Ms. Doulatani Bhavika Haresh (Guarantor & Mortgagor), **Mr. Doulatani Vinod Gurbux (Guarantor)** on 21.11.2022; **M/s Theme Infraprojects Pvt Ltd - A Private Limited company** through its directors i. Mr. Doulatani Haresh Gurbux & ii. Mr. Doulatani Vinod Gurbux (Borrower), **Mr. Doulatani Haresh Gurbux (Guarantor & Mortgagor)** and **Mr. Doulatani Vinod Gurbux (Guarantor)** on 08.08.2023 & **M/s.Theme Realty Services Pvt Ltd. A private limited company** through its directors: i.Mr. Doulatani Haresh Gurbux & ii. Mr. Doulatani Vinod Gurbux (Borrower), **Mr. Doulatani Haresh Gurbux (Guarantor & Mortgagor)** and **Mr. Doulatani Vinod Gurbux (Guarantor)** on 08.08.2023.

The Borrower, Guarantor & Mortgagor have not repaid the amount of (I) **Rs.5,01,29,094.16 ( Rupees Five Crores One Lakh Twenty Nine Thousand Ninety Four & paise Sixteen Only)** as on 31.10.2022 with further interest from 01.11.2022 in respect of Loan facilities availed by **Mr. Doulatani Haresh Gurbux;** (II) **Rs. 2,63,10,695.68 (Rupees Two Crores Sixty Three Lakhs Ten Thousand Six Hundred Ninety Five & Paise Sixty Eight Only)** as on 31.07.2023 with further interest from 01.08.2023 in respect of loan facilities availed by **M/s Theme Infraprojects Pvt Ltd. & (III) Rs. 1,02,79,213.50 (Rupees One Crore Two Lakhs Seventy Nine Thousand Two Hundred Thirteen & Paise Fifty Only)** as on 31.07.2023 with further interest from 01.08.2023 in respect of loan facilities availed by **M/s. Theme Realty Services Pvt Ltd. which makes total loan outstanding amount of Rs. 8,67,19,003.34 (Rupees Eight Crores Sixty Seven Lakhs Nineteen Thousand Three & paise Thirty Four only)** mentioned in the said **Demand Notices** within stipulated period; hence the Authorized Officer has taken the **Physical Possession of the immovable properties** mentioned herein below **u/s 13(4) and Section 14 of the said Act.**

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

Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	Description of Immovable Properties
<b>1. Mr. Doulatani Haresh Gurbux ...Borrower, Guarantor &amp; Mortgagor</b>  <b>2. M/s. Haresh Gurbux Doulatani ( HUF)</b> Through its co-parceners: i. Mrs. Doulatani Priya Haresh ii. Ms. Doulatani Payal Haresh iii. Ms. Doulatani Bhavika Haresh <b>...Guarantor &amp; Mortgagor</b>  <b>3. Mr. Doulatani Vinod Gurbux ...Guarantor</b>  <b>4. M/s Theme Infraprojects Pvt Ltd.,</b> <b>A private limited company through its directors</b> <b>i. Mr. Doulatani Haresh Gurbux</b> <b>ii. Mr. Doulatani Vinod Gurbux</b> <b>...Borrower</b>  <b>5. M/s Theme Realty Services Pvt. Ltd.,</b> <b>A private limited company through its directors:</b> <b>i. Mr. Doulatani Haresh Gurbux</b> <b>ii. Mr. Doulatani Vinod Gurbux</b> <b>...Borrower</b>  <b>6. M/s. Theme Developers Pvt. Ltd.,</b> <b>A private limited company through its directors :</b> <b>i. Mr. Doulatani Haresh Gurbux</b> <b>ii. Mr. Doulatani Vinod Gurbux</b> <b>...Borrower</b>  <b>Loan Account Nos.</b> <b>01/ODSR/13 &amp; 01/ODSR/14 at HO recovery and</b> <b>08/PRLN-M/32130, 08/CC/309 &amp; 08/CC/310, 08/BG/73 at Panchpakhadi branch</b>	<b>1. Office No.1,</b> admeasuring on or about 1547.50 Sq. Ft. Carpet Area on the 1st Floor along with open Terrace admeasuring on or about 252.85 Sq. Ft. Carpet area and One Car Parking Slot, in the C' Wing in the building No.1 known as "ELEGANCE", Chandra Nagar, near Damani Estate, Teen Hath naka LBS road, that is resting on the piece and parcel of the land bearing Survey No. 21B, 149, 148, 21-A(P), C.T.S. No.27, Tika No.19, C.T.S. No.28, Tika No.19. C.T.S. No.72, Tika No.1 8. Situate at Village Naupada. Tal and Dist. Thane, within the local limits of the Thane Municipal Corporation. Thane and within the registration district of Thane.  <b>2. Office No 104,</b> admeasuring on or about 1118 Sq. Ft. Carpet area on the 1st Floor alongwith One Car Parking Slot, in the C' Wing in the building No.1 known as "ELEGANCE", Chandra Nagar, near Damani Estate, Teen Hath Naka LBS road, that is resting on the piece and parcel of the land bearing Survey No. 21B, 149, 148, 21-A(P), C.T.S. No.27, Tika No.19, C.T.S. No.28, Tika No.19. C.T.S. No.72, Tika No.1 8. Situate at Village Naupada. Tal and Dist. Thane, within the local limits of the Thane Municipal Corporation, Thane and within the registration district of Thane.  <b>3. Flat No. 302,</b> admeasuring on or about 564 Sq. Ft. Carpet Area and Flat No. 303, admeasuring on or about 644 Sq. Ft. Carpet area both are commercial premises on the 3rd Floor, in the building known as "ABHIMAN-II", near Vitthal Sayana Mandir LBS Road, that is resting on the piece and parcel of the land bearing Final Plot No.208/3E of Town Planning Scheme-i and Plot No.208/3 of T.P.S. No.1, situate at Village Naupada, Thane (W), Tal. and Dist. Thane, within the local limits of the Thane Municipal Corporation, Thane and within the registration district of Thane.

<b>Place of Auction :</b> <b>TJSB SAHAKARI BANK LTD.,</b> "Madhukar Bhavan", Recovery Department, 3 <sup>rd</sup> Floor, Wagle Industrial Estate, Road No.16, Thane (West)-400604	<b>RESERVE PRICE :</b> <b>For Office No. 1 &amp; 104 ELEGANCE-</b> <b>Rs. 5,28,05,000.00</b>  <b>For Flat No. 302 &amp; 303 ABHIMAN II (Commercial Premises) -</b> <b>Rs. 2,64,22,500.00</b>  <b>EMD AMOUNT :</b> <b>For Office No. 1 &amp; 104 ELEGANCE-</b> <b>Rs. 52,80,500.00</b> <b>For Flat No. 302 &amp; 303 ABHIMAN II (Commercial Premises- Rs. 26,42,250.00</b>
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<b>Date and time of Inspection of properties</b>	<b>For office no.1 &amp; 104 ELEGANCE on 20.12.2024 between 11.00 A.M. To 2:00 P.M.</b>  <b>For Flat No.302 &amp; 303 ABHIMAN II (Commercial Premises) on 20.12.2024 between 11.00 A.M. to 2.00 p.m.</b>
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<b>Date and Time of properties Auction</b>	<b>03.01.2025</b> <b>at 10:30 a.m for</b> <b>For Office No. 1 &amp; 104 ELEGANCE &amp; At 3.00 p.m for Flat No. 302 &amp; 303 ABHIMAN II ( Commercial Premises).</b>
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### TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property for office no.1 & 104 ELEGANCE of Mr. Haresh Gurbux Doulatani (Borrower & Mortgagor) and for Flat No.302 & 303 ABHIMAN II of M/s Haresh Gurbux Doulatani (HUF) ( Borrower & Mortgagor)"** and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before **02.01.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order or RTGS to Account No. 001995200000001, IFSC Code TJSB0000001** in favour of **TJSB Sahakari Bank Ltd., payable at Thane** on or before **02.01.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **03.01.2025** at the above-mentioned venue **at 10:30 a.m. & 3.00 p.m. for Office No.1 & 104, ELEGANCE and Flat No. 302 & 303 ABHIMAN-II respectively.**
- 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 below of any such claim accompanied with all necessary and supporting documents within **7 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. 8655403317/ 9323220042/ 9222283592).**
- 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 : 17.12.2024



Place: Thane.

For & on behalf of TJSB Sahakari Bank Ltd.