

Registered Office :- TJSB House, Plot No. B5.
Road No. 2, Wagle Industrial Estate,
Thane (West)-400604., ☎ 022-6997 8500

TJSB SAHAKARI
BANK LTD. MULTI-STATE
SCHEDULED BANK

Nashik Recovery Office :- Shop No. 1-2, Kesharplaza Appt., DGP Nagar, Near Mauli Lawns,
Ambad, Nashik 422010 ☎ 0253-2374351, 8691068937.

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 26.08.2022 under section 13(2)** of the said Act, to **M/s. Anilkumar and Brothers (Borrower & Mortgagor) & Mr. Nilesh Ishwarlal Totla (Guarantor & Mortgagor) & Mrs. Nisha Nilesh Totla (Guarantor)**.

The Borrower, Mortgagors & Guarantors have not repaid the amount of **Rs.2,32,29,218.22 (Rupees Two Crore Thirty Two Lakhs Twenty Nine Thousand Two Hundred Eighteen and Twenty Two Paise Only)** as on **31.07.2022** with further interest from **01.08.2022** mentioned in the said **Demand Notice** within stipulated period; hence the Authorized Officer has taken the **Physical possession of the immovable properties** mentioned herein below u/s **13(4) & Section 14 of the SARFAESI Act, 2002**.

I, the Undersigned, 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 with Reserve Price & EMD Amount
1. M/s. Anilkumar and Brothers ...(Borrower & Mortgagor)	All that piece and parcel of the property i.e Plot No.6, City Survey No. 1208, Survey No. 381, admeasuring 223.00 sq. mtr. Plot area along with ground floor, first floor and second floor construction thereon, (Excluding 74.34 Sq. Mtr. at Ground Floor) situated in Sarafa Colony at Sillod, Tq. Sillod, within limits of Sillod Municipal Council. Reserve price :- Rs. 1,12,99,500.00 EMD :- Rs. 11,29,950.00
2. Mr. Nilesh Ishwarlal Totla ...(Guarantor & Mortgagor)	
3. Mrs. Nisha Nilesh Totla ...(Guarantor)	
(NRO RECOVERY DEPARTMENT) Loan Account No. 142/CCR/29 & 142/PRLNR/10	All that piece and parcel of the property i.e Underground Godown admeasuring 85.14 Sq.mtr. (916.11 sq.ft.) built-up area, in 'Shri Sai Apartment' Plot No. 119, CTS No. 16170, situated at Jyoti Nagar, Aurangabad, within limits of Aurangabad Municipal Corporation. Reserve price :- Rs. 38,52,000.00 EMD :- Rs. 3,85,200.00

Place of Auction : TJSB Sahakari Bank Ltd., Aurangabad Branch,
Shop No. 02, Sai Square, Osmanpura Circle,
Station Road, Kranti Chowk, Aurangabad-431005.

Date and Time of Inspection of Property	06.11.2024 (For Plot No 6, Sarafa Colony, Sillod) 07.11.2024 (For Underground Godown, Shri Sai Apartment, Aurangabad) 11:00 A.M. To 2:00 P.M
Date and Time of Auction of Property	12.11.2024, at 11:30 A.M. (For Plot No 6, Sarafa Colony, Sillod) 12.11.2024, at 12:30 P.M. (For Underground Godown, Shri Sai Apartment, Aurangabad)

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable properties i.e. i. Plot No.6, City Survey No 1208, Survey No.381, Sarafa Colony Sillod, Aurangabad of M/s. Anilkumar And Brothers. ii. Underground Godown, Shri Sai Apartment, Plot No.119, CTS No.16170, Jyoti Nagar, Aurangabad of Mr. Nilesh Ishwarlal Totla"** and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before **11.11.2024 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by RTGS to **Account No. 001995200000003, IFSC Code TJSB0000001** on or before **11.11.2024 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **12.11.2024** at the above-mentioned venue at **11:30 A.M.** (For Plot No 6, Sarafa Colony, Sillod) and at **12.30 P.M.** (For Underground Godown, Shri Sai Apartment, Aurangabad).
- 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) (if 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 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 **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. 8691068937/8655403316/0253-2374351).**
- 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 15 days' notice to the Borrower/Mortgagors/Guarantors of the above said loan accounts.

Sd/-

(AUTHORISED OFFICER)
Under SARFAESI Act, 2002



Date : 25.10.2024
Place : Aurangabad.

For & on behalf of TJSB Sahakari Bank Ltd.