

**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 1) M/s. Shanark Industrial Company & others.. 2) M/s. Czaar Restaurant Pvt. Ltd. & others. 3) M/s. Kale Gas Company & others. 4) M/s. Meerakle Hospitality Pvt. Ltd. & 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, the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the mortgage secured asset(S)/properties 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 & Outstanding Amount	Description of Immovable Properties with Reserve Price and EMD Amount
<b>1. M/s. Shanark Industrial Company</b> <b>Proprietor: Mr. Prashant Shankarrao Kale</b> ... Borrower & Mortgagor a. Mr. Sarang Prashant Kale b. Mr. Ranjan Prashant Kale c. Mrs. Smita Prashant Kale ... Guarantors (Nagpur Recovery Department) (Loan Account Nos. 169/CCR/8, 169/PRLNR/2, 169/FITLR/6, 169/ECLGSTLR/7.)	<b>30.01.2023</b> <b>Outstanding Amount as on 31.12.2022</b> <b>Rs. 11,83,88,916.07</b> (Plus further interest and cost thereon from 01.01.2023)	I. All That SHOP/Chamber Bearing no.T-1 to T-7 and T-11 & T-12 total Admeasuring About 371.6 Sq.Mtrs. Built Up Area alongwith Terrace 223.37 Sq.Mtrs. area on the Third Floor of the building known as "Dharmepth Towers" Apartment constructed on the NIT Leasehold Plot No.209 Admeasuring About 836.12 Sq Mtr (9000 Sq .Ft) bearing City Survey No.298 , Sheet No.24/29 of Mouza:- Ambazari, bearing Municipal House No.200 T-1 TO T-7/T-11+T-12 Ward no. 70, Circle No 20, Division No 8, situated at West High Court Road , Nagpur Tah & dist Nagpur alongwith the 11.698 % Undivided share and interest in the above said Plot No.209 <b>The above Plot is bounded as Under.</b> On East : Conservancy Lane. On West : West High Court Road. On North : Anand Bhandar. (Plot No 208) On South : Shubh Commercial Complex. (Plot No 210)  <b>(COMMON PROPERTY FOR M/S. SHANARK INDUSTRIAL COMPANY &amp; M/S.CZAAR RESTAURANTS PVT LTD &amp; M/S. MEERAKLE HOSPITALITY PVT LTD)</b>
<b>2. M/s. Czaar Restaurant Pvt. Ltd.</b> <b>Through its Directors:</b> a. Mr. Prashant Shankarrao Kale b. Mr. Sarang Prashant Kale c. Mr. Ranjan Prashant Kale ... Borrower i. Mr. Prashant Shankar Kale ... Mortgagor & Guarantor ii. Mr. Sarang Prashant Kale iii. Mr. Ranjan Prashant Kale iv. Mrs. Smita Prashant Kale ... Guarantors (Nagpur Recovery Department) (Loan Account Nos. 169/ODSR/7, 169/PRLNR/1, 169/ FITLR/3, 169/ECLGSTLR/6)	<b>30.01.2023</b> <b>Outstanding Amount as on 31.12.2022</b> <b>Rs. 69,13,213.39</b> (Plus further interest and cost thereon from 01.01.2023)	II. All that Shop Commercial/Apartment No. T-10 admeasuring about 23.12 Sq.Mtrs built up area on the Third Floor Known has DHARMPETH TOWER APPARMENT constructed on NIT Leasehold plot number 209 admeasuring about 836.12 sq. Mt (9000.00) Sq. Feet bearing City Survey no. 298, Sheet no.29/30 of Mouza Ambazari Municipal House no. 200/T/10, ward No.70, Circle No 20, Division No 8, situated at west high court road, Nagpur Tah and district Nagpur alongwith the 1.10% undivided share and interest in the above Plot No. 209. <b>The above Plot is bounded as Under.</b> On East : Conservancy Lane. On West : West High Court Road. On North : Anand Bhandar. (Plot No 208) On South : Shubh Commercial Complex. (Plot No 210)  <b>(COMMON SECURITY FOR M/S. KALE GAS COMPANY &amp; M/S. MEERAKLE HOSPITALITY PVT LTD.)</b>
<b>3. M/s. Kale Gas Company</b> <b>Proprietor: Mr. Prashant Shankarrao Kale</b> ... Borrower & Mortgagor a. Mr. Sarang Prashant Kale b. Mr. Ranjan Prashant Kale c. Mrs. Smita Prashant Kale ... Guarantors (Nagpur Recovery Department) (Loan Account Nos. 169/ODSR/5, 169/FITLR/2, 169/ECLGSTLR/4)	<b>30.01.2023</b> <b>Outstanding Amount as on 31.12.2022</b> <b>Rs. 4,33,35,186.08</b> (Plus further interest and cost thereon from 01.01.2023)	II. All that Shop Commercial/Apartment No. T-10 admeasuring about 23.12 Sq.Mtrs built up area on the Third Floor Known has DHARMPETH TOWER APPARMENT constructed on NIT Leasehold plot number 209 admeasuring about 836.12 sq. Mt (9000.00) Sq. Feet bearing City Survey no. 298, Sheet no.29/30 of Mouza Ambazari Municipal House no. 200/T/10, ward No.70, Circle No 20, Division No 8, situated at west high court road, Nagpur Tah and district Nagpur alongwith the 1.10% undivided share and interest in the above Plot No. 209. <b>The above Plot is bounded as Under.</b> On East : Conservancy Lane. On West : West High Court Road. On North : Anand Bhandar. (Plot No 208) On South : Shubh Commercial Complex. (Plot No 210)  <b>(COMMON SECURITY FOR M/S. KALE GAS COMPANY &amp; M/S. MEERAKLE HOSPITALITY PVT LTD.)</b>
<b>4. M/s. Meerakle Hospitality Pvt. Ltd.</b> <b>Through its Directors:</b> a. Mr. Prashant Shankarrao Kale b. Mr. Sarang Prashant Kale c. Mr. Ranjan Prashant Kale ... Borrower i. Mr. Prashant Shankar Kale ... Mortgagor & Guarantor ii. Mr. Sarang Prashant Kale iii. Mr. Ranjan Prashant Kale iv. Mrs. Smita Prashant Kale ... Guarantors (Nagpur Recovery Department) (Loan Account Nos. 169/ODSR/4, 169/FITLR/1, 169/WCTLR/1, 169/ECLGSTLR/3)	<b>30.01.2023</b> <b>Outstanding Amount as on 31.12.2022</b> <b>Rs. 1,25,34,631.33</b> (Plus further interest and cost thereon from 01.01.2023)	II. All that Shop Commercial/Apartment No. T-10 admeasuring about 23.12 Sq.Mtrs built up area on the Third Floor Known has DHARMPETH TOWER APPARMENT constructed on NIT Leasehold plot number 209 admeasuring about 836.12 sq. Mt (9000.00) Sq. Feet bearing City Survey no. 298, Sheet no.29/30 of Mouza Ambazari Municipal House no. 200/T/10, ward No.70, Circle No 20, Division No 8, situated at west high court road, Nagpur Tah and district Nagpur alongwith the 1.10% undivided share and interest in the above Plot No. 209. <b>The above Plot is bounded as Under.</b> On East : Conservancy Lane. On West : West High Court Road. On North : Anand Bhandar. (Plot No 208) On South : Shubh Commercial Complex. (Plot No 210)  <b>(COMMON SECURITY FOR M/S. KALE GAS COMPANY &amp; M/S. MEERAKLE HOSPITALITY PVT LTD.)</b>

Place of Auction : TJSB Sahakari Bank Ltd., Central Avenue Road Branch, Ground Floor, Zade Bhavan, Bhaiyyaji Zade Marg, Chhapru Nagar Square, Central Avenue Road, Lakadganj, Nagpur-440 008.	Combined Reserve Price: Rs. 9,35,00,000.00 Combined EMD Amount : Rs. 93,50,000.00
Date and time of Inspection of property	12.12.2024, between 11.00 A.M. To 3:00 P.M.
Date and Time of Auction of Property	20.12.2024 at 11:00 A.M

**TERMS & CONDITIONS :**

- The offer is to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. All That Shop Chamber bearing no T-1 to T-7, T-10, T-11 & T-12, Plot No 209, Dharmepth Tower, Nagpur" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 19.12.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by RTGS to Account No. 00199520000005, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., on or before 19.12.2024 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 20.12.2024 at the abovementioned auction venue at 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/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 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 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. 8976896745/ 8422852148/ 9028353449).
- 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  
 For & on behalf of TJSB Sahakari Bank Ltd.

