

Registered Office :- TJSB House, Plot No. B5,
Road No. 2, Wagle Industrial Estate,
Thane (West)-400604., ☎ 022-2587 8500

TJSB SAHAKARI
BANK LTD. MULTI-STATE
SCHEDULED BANK

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

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 25.04.2023 under section 13(2)** of the said Act, to **M/s. Scitech Laboratories Pvt. Ltd. Through its Directors; a. Mr. Maniyar Yogen Fatehchand b. Mrs. Maniyar Shefali Yogen & Guarantors.**

The Borrower, Mortgagor & Guarantors have not repaid the amount of **Rs. 3,18,75,788.61 (Rupees Three Crores Eighteen Lakhs Seventy Five Thousand Seven Hundred Eighty Eight and Paise Sixty One Only)** as on **31.03.2023** with further interest from **01.04.2023** mentioned in the said **Demand Notice** within stipulated period; hence the Authorized Officer has taken the **"Symbolic Possession"** of the immovable/movable properties on **18.07.2023** on 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** by inviting Tenders as laid down in prescribed laws.

| Name of the Borrower(S) / Guarantor(S) / Mortgagor(S) | Description of Immovable/Movable Properties with Reserve Price and EMD Amount |
|---|--|
| 1. M/s. Scitech Laboratories Pvt. Ltd. Through its Directors; a. Mr. Maniyar Yogen Fatehchand b. Mrs. Maniyar Shefali Yogen ...Borrower & Mortgagor 2. Mr. Maniyar Yogen Fatehchand ...Guarantor 3. Mrs. Maniyar Shefali Yogen ...Guarantor Sinnar Branch, Loan Account Nos. 132/CC/8, 132/ADVHYP-M/6, 132/ADVHYP-M/7, 132/ECLGSTL1/4, 132/PRLN-M/4, 132/PRLN-M/5 | Lot: I Land & Building along with Plant & Machinery a. Hypothecated Plant & Machinery lying in the premises of Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik. b. Plot No. B-21 & 22, admeasuring 2000 sq. mtrs. along with construction there on from and out of G. No. 914 to 933 & 936 situated at Mauje Musalgaon, Taluka Sinnar, District Nashik, Within the limits of Musalgaon Gram Panchayat, which are cumulatively bounded per situation behind Hotel Sai Ways, STICE, Musalgaon MIDC, Musalgaon, Sinnar – 422 112. Reserve Price: - Rs. 4,54,05,000.00 EMD :- Rs. 45,40,500.00 Lot : II Plant & Machinery Hypothecated Plant & Machinery lying in the premises of Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik. Reserve Price: - Rs. 64,81,000.00 EMD :- Rs. 6,48,100.00 |

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 and Time of Auction of properties 15.03.2025 at 10.30 A.M.

Note: In case both the above lots 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 :

- The offer to be submitted in a sealed envelope super scribed, "a. Offer for purchase of Movable/Immovable property i.e. Lot:I Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik & Plant & Machinery" b. "Offer for purchase of movable property i.e. Lot:II Plant & Machinery at Plot No. B-21 & 22, Mauje Musalgaon, Sinner, Nashik" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **13.03.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transferred by **RTGS to Account No. 001995200000003, IFSC Code TJSB0000001** on or before **13.03.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **15.03.2025** at the above-mentioned auction venue and the time mentioned above.
- 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/ 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 **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. 8691068937/9136677811/9323220042/0253 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/Mortgagors/ Guarantors of the above said loan accounts.

Sd/-

(AUTHORISED OFFICER)

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date : 08.02.2025
Place: NASHIK.

