

**Registered Office :-** TJSB House, Plot No.B5  
Road No. 2, Wagle Industrial Estate,  
Thane (West)-400604., ☎ 022-6936 8500

**TJSB SAHAKARI  
BANK LTD.** MULTI-STATE  
SCHEDULED BANK

**Regional Recovery Office :-** Shree Radhaya Main, Wardha Road, Adjacent to Shree  
Vardhan Complex, Ramdaspath, Nagpur - 440 010 ☎ 0712-2456 022, 2456 023.

## **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 **08.12.2022**, under section 13(2) of the said Act, to **M/s. Pragma Wood Pvt Ltd., through its Directors : 1. Mr. Kirtikumar Jivrajbhai Patel 2. Mr. Vivek Kirtikumar Patel and others.**

The Borrower, Mortgagor & Guarantors have not repaid the Amount of **Rs. 7,56,63,201.96 (Rupees Seven Crore Fifty Six Lakh Sixty Three Thousand Two Hundred One and Paise Ninety Six)** as on **30.11.2022** with further interest from **01.12.2022** 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) of the SARFAESI Act, 2002.**

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

<b>Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)</b>	<b>Description of Immovable Properties</b>
<b>1. M/s.Pragma Wood Pvt Ltd. Through its Directors: a. Mr. Kirtikumar Jivrajbhai Patel b. Mr. Vivek Kirtikumar Patel ...Borrower</b> <b>2. Mr. Kirtikumar Jivrajbhai Patel ...Guarantor &amp; Mortgagor</b> <b>3. Mr. Vivek Kirtikumar Patel ...Guarantor</b>  <b>(NAGPUR REGION OFFICE) Loan Ac Nos. 169/ODSR/2, 169/SAHAYOGR /1 &amp; 169/ECLGSTLR/1</b>	<b>(i) All that Non-Agricultural Land</b> totally admeasuring about 2.10 Hectare (21000 Sq.Mtr.) bearing <b>Kh No. 242/1 &amp; 242/2 (Kh.No.242/1</b> admeasuring about 1.05 H.R (10500 Sq. mtr.) and 242/2, admeasuring about 1.05 Hectare (10500 Sq. mtr.) of Mouza : P.H No. 17/9, Occupancy Right Class 1, situated within the limits of Umara Tah. Samudrapur, Dist Wardha  <b>AND</b> <b>(ii) All that Non-Agricultural land</b> totally admeasuring about 3.43 Hectare (34300 Sq. mtr.) bearing <b>Kh. No.245/1 &amp; 245/2 (kh.No.245/1</b> admeasuring about 1.74 H.R (17400 Sq.mtr.)and Kh. 245/2, admeasuring about 1.69 Hectare (16900 Sq.mtr.) of Mouza : Umara P.H No. 17/9, Occupancy Right Class 1, situated within the limits of Umara Tah. Samudrapur, Dist Wardha.
<b>Place of Auction :</b> <b>TJSB Sahakari Bank Ltd., Central Avenue Road Branch, Ground Floor, Zade Bhavan, Bhaiyyaji Zade Marg, Chhapru Nagar Square, Central Avenue Road, Nagpur - 440008</b>	<b>Combined Reserve price :</b> <b>Rs. 2,92,25,000.00</b>  <b>EMD Amount :</b> <b>Rs. 29,22,500.00</b>
<b>Date and Time of inspection of properties</b>	<b>12.06.2024 Between 11.00 A.M. To 05:00 P.M.</b>
<b>Date and Time of Auction of properties</b>	<b>09.07.2024 at 12:00 Noon.</b>

### **Terms & conditions :**

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable properties i.e. (i) NA Land Kh No. 242/1 & 242/2 Samudrapur, Dist. Wardha & (ii) NA Land Kh. No.245/1 & 245/2, Samudrapur, Dist. Wardha respectively"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **08.07.2024 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by way of DD/Pay Order in favour of **TJSB Sahakari Bank Ltd., payable at Nagpur Or RTGS to Account No. 001995200000005, IFSC Code TJSB0000001 on or before 08.07.2024 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **09.07.2024** at the abovementioned auction venue at **12.00 Noon.**
- 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. 8097441834/ 8828892617/8976896745/ 0712-2456022/23).**
- 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



Date : 01.06.2024

Place: NAGPUR.

For & on behalf of TJSB Sahakari Bank Ltd.