

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 A) M/s. J K Polyplast, A Partnership Firm through its Partners; a) Mr. Kapadi Sudhakar Ganpatrao b) Mrs. Jagtap Suvarna Sunil & Guarantors and B) M/s. Universal Packaging Industries, A Partnership Firm through its Partners; a) Mr. Jagtap Sunil Harishchandra b) Mrs. Kapadi Yogita Sudhakar & Guarantors.

The Borrower, Mortgagor & Guarantors have not repaid the amounts as stated in the Demand Notice within the stipulated period.; hence the Authorized Officer has taken the "Symbolic Possession" of the immovable/movable properties on 05.05.2024 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 mortgage secured asset (S)/ properties on "AS IS WHERE IS BASIS" in Public Auction without movable assets (with movable assets, Mentioned at (b) & (d) column 3) 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/movable Properties with Reserve Price and EMD Amount
1. M/s. J K Polyplast A Partnership Firm through its Partners; i. Mr. Kapadi Sudhakar Ganpatrao ii. Mrs. Jagtap Suvarna Sunil. ... Borrower & Mortgagor	22.02.2024 Outstanding Amount as on 31.01.2024 Rs. 1,54,03,691.69 (Plus further interest and cost thereon from 01.02.2024)	a. All that piece and parcel of N.A. Plot No. B-215 and B-216, totally measuring 850 Sq. mtrs. (as per 7/12 extract plot no. 215 and 216) out of S. No. 670-A/2, along with construction thereon measuring 541 Sq. mtrs., situated at Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik owned by Shree Samarath Audyogik Sahakari Vasahat Pimpalgaon Baswant held on leasehold basis by M/s. J K Polyplast (partnership firm) (Common security for M/s. J K Polyplast & M/s. Universal Packaging Industries) Reserve Price: - Rs. 1,32,03,900.00 EMD :- Rs. 13,20,390.00
2. Mr. Kapadi Sudhakar Ganpatrao ... Mortgagor & Guarantor		
3. Mrs. Jagtap Suvarna Sunil ... Guarantor		
4. Mr. Jagtap Sunil Harishchandra ... Guarantor		
1. M/s. Universal Packaging Industries A Partnership Firm through its Partners; Mr. Jagtap Sunil Harishchandra Mrs. Kapadi Yogita Sudhakar ...Borrower, Mortgagor & Guarantor	26.02.2024 Outstanding Amount as on 31.01.2024 Rs. 4,68,90,565.04 (Plus further interest and cost thereon from 01.02.2024)	b. Hypothecated Plant & Machinery in the name of M/s. J K Polyplast situated at Plot No. B-215 and B-216, S. No. 670-A/2, Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik. (Common security for M/s. J K Polyplast & M/s. Universal Packaging Industries) Reserve Price: - Rs. 69,05,700.00 EMD :- Rs. 6,90,570.00
2. Mr. Jagtap Sunil Harishchandra ...Guarantor & Mortgagor		
3. Mrs. Kapadi Yogita Sudhakar ...Guarantor & Mortgagor		
4. M/s. Shradha Agro Prop.: Mr. Jagtap Sunil Harishchandra ... Guarantor & Mortgagor		c. All that piece and parcel of N.A. plotted land bearing House No.1489, Plot No. 7, measuring 297.50 Sq. Mtrs. out of it 148.75 Sq. Mtrs., along with construction thereon measuring 250.00 Sq. mtrs., out of S. No. 46, situated at Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik owned by Mr. Sudhakar Ganpat Kapdi. (Common security for M/s. J K Polyplast & M/s. Universal Packaging Industries) Reserve Price: - Rs. 1,35,34,200.00 EMD :- Rs. 13,53,420.00
5. M/s. J K Polyplast A Partnership Firm through its Partners; a. Mr. Kapadi Sudhakar Ganpat b. Mrs. Jagtap Suvarna Sunil ... Guarantor & Mortgagor		d. Hypothecated Plant & Machinery in the name of M/s. Universal Packaging Industries situated at Plot No. 214, Shree Samartha Audyogik Vasahat, Pimpalgaon (B), Niphad, Nashik. Reserve Price: - Rs. 71,18,100.00 EMD :- Rs. 7,11,810.00
6. Mr. Kapadi Sudhakar Ganpat ... Guarantor & Mortgagor		e. All that piece and parcel of N.A. Plot No. 214, measuring 500 sq. Mtrs. along with construction thereon, out of Gat no. 670/A/2, in Shree Samarath Audyogik Sah. Sanstha, situated at Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik Shree Samarath Audyogik Sah. Sanstha owned by M/s. Universal Packaging Industries Reserve Price: - Rs. 92,10,600.00 EMD :- Rs. 9,21,060.00
		f. All that piece and parcel of land bearing Gaathan Plot No. 121, H. No. 1094, measuring 521.00 Sq. Mtrs. out of S. No. 542/1B/1B+542/1C/1A, along with construction thereon measuring 390.24 Sq. Mtrs., situated at Shivaji Nagar, Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik owned by Mr. Sunil Harishchandra Jagtap Reserve Price: - Rs. 1,78,85,700.00 EMD :- Rs. 17,88,570.00
		g. All that piece and parcel of N.A. plot bearing Plot No. 114, measuring 250.00 Sq. mtrs., along with construction thereon out of Gat No. 670/A/2, in Shree Samarath Audyogik Sah. Sanstha, situated at Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik held on leasehold basis by M/s. Shradha Agro (Prop. Sunil. H. Jagtap) Reserve Price: - Rs. 52,42,500.00 EMD :- Rs. 5,24,250.00
		h. Flat No. B-5, on 2nd Floor admeasuring 77.23 Sq. Mtrs. of Carpet + Terrace of 12.73 Sq. Mtr. + allotted open parking no. 62 as per booking plan and parking no. 86 as per approved building plan admeasuring 12.50 sq. Mtr. in the building known as Nishant Blaize, situated at Nashik, within the limits of Municipal Corporation Nashik owned by Mr. Sunil Harishchandra Jagtap Reserve Price: - Rs. 49,11,300.00 EMD :- Rs. 4,91,130.00
<p>Sharanpur Road Branch. M/s. J K Polyplast Loan Account Nos. 16/ODS/48, 16/EXPRESS/7, 16/WCTL-M/81, 16/ECLGSTL1/8</p> <p>M/s. Universal Packaging Industries Loan Account Nos. 16/CC/241, 16/EXPRESS/6, 16/WCTL-M/82, 16/ECLGSTL1/9</p>		
<p>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.</p>		

DATE AND TIME OF AUCTION OF PROPERTIES

a. Plot No.B-215 and B-216, Pimpalgaon, Baswant, Niphad, Nashik	15.04.2025 at 10.30 A.M.
b. Plant & Machinery at Plot No.B-215 and B-216 Pimpalgaon, Baswant, Niphad, Nashik.	15.04.2025 at 12:00 NOON
c. House No. 1489, Pimpalgaon Baswant, Niphad, Nashik.	15.04.2025 at 02.00 P.M.
d. Plant & Machinery at Plot No. 214, Pimpalgaon, Baswant, Niphad, Nashik	15.04.2025 at 04.00 P.M.
e. Plot No. 214, Pimpalgaon, Baswant, Niphad Nashik.	16.04.2025 at 10:30 A.M.
f. House No. 1094, Pimpalgaon Baswant, Niphad, Nashik.	16.04.2025 at 12:00 NOON
g. Plot No. 114, Pimpalgaon Baswant, Niphad, Nashik.	16.04.2025 at 02:00 P.M.
h. Flat No. B-5, Nishant Blaize, Nashik.	16.04.2025 at 04.00 P.M.

TERMS & CONDITIONS :

- Please note that the Interested bidder(s) having interest in bidding/participating in auction shall mention on sealed envelope super scribed as offer for purchase of any of the immovable/movable property/ies mentioned below i.e.
 - Offer for Plot No. B-215 and B-216, Pimpalgaon Baswant, Niphad, Nashik
 - Offer for Plant & Machinery at Plot No. B-215 and B-216, Pimpalgaon Baswant, Niphad, Nashik.
 - Offer for House No. 1489, Pimpalgaon Baswant, Niphad, Nashik.
 - Offer for Plant & Machinery at Plot No. 214, Pimpalgaon, Baswant, Niphad, Nashik.
 - Offer for Plot No. 214, Pimpalgaon Baswant, Niphad Nashik.
 - Offer for House No. 1094, Pimpalgaon Baswant, Niphad, Nashik.
 - Offer for Plot No. 114, Pimpalgaon Baswant, Niphad, Nashik.
 - Offer for Flat No. B-5, Nishant Blaize, Nashik.
 Any bidder interested in purchase/bidding for more than one property as mentioned above shall submit sealed envelope separately for such property with description and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 11.04.2025 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by RTGS/NEFT to Account No. 001995200000003, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., Thane on or before 11.04.2025 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 15.04.2025 & 16.04.2025 respectively at the abovementioned auction venue & respective time.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- GST will be borne by successful bidder excluding final bid amount for Plant & Machinerics mentioned at b & d Column No.3 of above-mentioned chart.
- 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), 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 07 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 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Sd/-
(AUTHORISED OFFICER)
Under SARFAESI Act, 2002

Date : 21.03.2025
Place : NASHIK.



For & on behalf of TJSB Sahakari Bank Ltd.