

Ho Recovery Office : Madhukar Bhavan, Recovery Department, 3rd Floor,
Wagle Estate Road No.16, Thane (West) -400604., ☎ 022-2583 8500.

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. Capitol Fibres Private Limited. 2) M/s. Capitol Nonwovens Private Limited** respectively.

The Borrowers, Mortgagor & 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 properties u/s 13(4) and Section 14 of the SARFAESI Act, 2002 Act.**

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)	Date of Demand Notice & O/s. Amount	Description of Immovable Properties with Reserve Price and EMD Amount
1. M/s. Capitol Fibres Private Limited. ...Borrower & Mortgagor A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Govind Laxman vii. Mr. Kewalramani Kamal Laxman viii. Mr. Kewalramani Hemant Suresh 2. Mr. Kewalramani Kumar Dharamdas 3. Mr. Kewalramani Prem Dharamdas 4. Mr. Kewalramani Roshan Kumar 5. Mr. Kewalramani Pawan Kumar 6. Mr. Kewalramani Dinesh Kumar 7. Mr. Kewalramani Govind Laxman 8. Mr. Kewalramani Kamal Laxman 9. Mr. Kewalramani Hemant Suresh 10. Mrs. Kewalramani Parvati K 11. Mr. Kewalramani Shailesh Kumar (Sr. No. 2 to 11) ...Guarantors	Demand Notice Date 10.12.2021 Outstanding Amount as on 30.11.2021 Rs. 10,73,57,940.54 (Plus further interest and cost thereon)	i. All the piece & parcel of the land bearing Gut No. 554 , admeasuring on or about 0-96 hector- Arr., situate at Village- Gonde Dumala, Tal.- Igatpuri, Dist.- Nashik, (Landmark – Opp. Shalimar Paints, Near Indian Oil Petrol Pump) within the local limits of the Grampanchayat, Gonde Dumala and within the registration district Nashik along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 9600 Sq. Mtrs.
1. M/s. Capitol Nonwovens Private Limited.(Borrower) A Private Limited Company through its Directors: i. Mr. Kewalramani Kumar Dharamdas ii. Mr. Kewalramani Prem Dharamdas iii. Mr. Kewalramani Roshan Kumar iv. Mr. Kewalramani Pawan Kumar v. Mr. Kewalramani Dinesh Kumar vi. Mr. Kewalramani Kamal Laxman vii. Mr. Kewalramani Shailesh Kumar 2. Mr. Kewalramani Kumar Dharamdas 3. Mr. Kewalramani Prem Dharamdas 4. Mr. Kewalramani Roshan Kumar 5. Mr. Kewalramani Pawan Kumar 6. Mr. Kewalramani Dinesh Kumar 7. Mr. Kewalramani Kamal Laxman 8. Mr. Kewalramani Shailesh Kumar (Sr. No. 2 to 8) ...Guarantors 9. M/s. Capitol Fibres Pvt. Ltd. ...Guarantor & Mortgagor HO Recovery Dept. Loan Account Nos. of M/s. Capitol Fibres Pvt. Ltd. 1/CCR-2216, 1/PRLNR-403, 1/PRLNR-404, 1/SAHAYOGR-1, 1/PRFINR-37, 1/WCTLR-1 & 1/WCTLR-2 Loan Account Nos. of M/s. Capitol Nonwovens Pvt. Ltd. 1/ADVHYPR-299, 1/ADVHYPR-300, 1/CCR-2217, 1/PRLNR-402 & 1/WCTLR-3	Demand Notice Date 13.12.2021 Outstanding Amount as on 30.11.2021 Rs. 12,27,51,394.54 (Plus further interest and cost thereon)	ii. All the piece and parcel of the land, admeasuring on or about 0-35-0 hector- Aar Gut No. 555 (local name of the land Domohal) situate at Village- Gonde Dumala, Tal.- Igatpuri, Dist.- Nashik, (Landmark – Opp. Shalimar Paints, Near Indian Oil Petrol Pump) along with the structure constructed or to be constructed on the aforesaid land, admeasuring on or about 3500 Sq. Mtrs. (Property i) & (Property ii) Combined Reserve Price :- Rs. 10,72,53,000.00 EMD :- Rs. 1,07,25,300.00

Place of Auction : TJSB Sahakari Bank Ltd., "Madhukar Bhavan",
Recovery Department, 3rd Floor, Wagle Industrial Estate,
Road No.16, Thane (West)-400604.

Date and time of Inspection of properties **02.05.2024,**
Between 11:00 A.M. to 05:00 P.M.

Date and Time of Auction of properties **10.05.2024, at 12:00 Noon.**

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Gut No.554 & 555 of M/s. Capitol Fibres Pvt. Ltd."** and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before **09.05.2024 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order** in favour of **TJSB Sahakari Bank Ltd., payable at Mumbai** or **RTGS to Account No. 001995200000001, IFSC Code TJSB0000001** on or before **09.05.2024 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **10.05.2024** at the above-mentioned 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/ 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 **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 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 above 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. 8422936872/9323220042/7738136009/022-2583 8582/594/752).**
- 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 : 20.04.2024

Place : Thane.



For & on behalf of TJSB Sahakari Bank Ltd.