

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



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 06.09.2023 under section 13(2)** of the said Act, to **M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay & Guarantors.**

The Borrower, Mortgagor & Guarantors have not repaid the amount of **Rs. 10,92,56,190.30 (Rupees Ten Crores Ninety Two Lakhs Fifty Six Thousand One Hundred Ninety and Paise Thirty Only)** as on **30.06.2023** with further interest from **01.07.2023** mentioned in the said **Demand Notice** within stipulated period; hence the Authorized Officer has taken the **“Physical Possession”** of the **immovable property** 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”** **without movable assets** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagor(s)/ Guarantor(s)	Description of Immoveable Property/(ies)
1. M/s.Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay ...Borrower & Mortgagor	All that piece and parcel of land with Bunglow bearing Plot No. 211 , measuring 376 Sq. Meters out of S. No. 157/1 and 12 in Orange City, at kasara Khurd, Opp. Maruti Dhaba, Mumbai Nashik Road, Tal. Shahapur, Dist. Thane.
2. Mr. Kulkarni Abhay Narhar ...Guarantor	
3. Mrs. Kulkarni Smita Abhay ...Guarantor & Mortgagor	
NRO Recovery Dept. Loan Account Nos. 142/CCR/25, 142/CCR/26, 142/ADVHYPR/12, 142/PRLNR/8, 142/WCTLR/1, 142/WCTLR/2, 142/LCBDR/1	
Place of Auction : TJSB Sahakari Bank Ltd., NRO Recovery Dept. Shop No.1 & 2, Keshar Plaza, DGP Nagar 2, Near Mauli Lawns, Ambad, Nashik-422010	Reserve Price : Rs. 44,90,000.00 EMD Amount : Rs. 4,49,000.00
Date and time of Inspection of property	28.04.2025 between 11.00A.M. To 2:00P.M.
Date and Time of Auction	05.05.2025 at 10:30 A.M.

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **“Offer for purchase of Immoveable property i.e. Bunglow at Plot No. 211, Orange City CHSL, Shahapur, Nashik.”** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **03.05.2025 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 **03.05.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **05.05.2025** at the above-mentioned auction venue **at 10.30 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/ 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 **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 below of any such claim accompanied with all necessary and supporting documents within **7 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. 8691068937/9136677811/9822682876/0253-2374351).
- 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/Mortgagors/ Guarantors of the above said loan accounts.

Sd/-

(AUTHORISED OFFICER)

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date : 16.04.2025

Place: NASHIK.

