

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 14.09.2022 under section 13(2)** of the said Act, to **M/s. Regencyy Coal & Energy Private Limited, through its Directors: i. Mr. Kartik Pravinchandra Vasani, ii. Mrs. Reema Kartik Vasani.**

The Borrowers, Mortgagors & Guarantors have not repaid the amount of **Rs.6,93,02,663.48 (Rupees Six Crores Ninety Three Lakhs Two Thousand Six Hundred Sixty Three and Paise Forty Eight Only)** as on **31.08.2022** with further interest from **01.09.2022** 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 said Act.

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.

Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	Description of Immovable Property
1. M/s. Regencyy Coal & Energy Private Limited Directors: i. Mr. Kartik Pravinchandra Vasani ii. Mrs. Reema Kartik Vasani ... Borrower & Mortgagor 2. Mr. Kartik Pravinchandra Vasani ... Borrower, Guarantor & Mortgagor 3. Mrs. Reema Kartik Vasani ... Borrower, Guarantor & Mortgagor 4. Mr. Devang Pradeep Bhate ... Guarantor (HO RECOVERY DEPT.) Loan Ac Nos. 1/CCR-2262, 1/FITLR-1, 1/PRLNR-411, 1/SSR-200945, 1/PSLNR-856 & 1/PSLNR-857	Flat No. 704 , admeasuring on or About 721 Sq. Ft. Carpet Area on the 7th Floor in the B Wing in the building Known as "GREEN ASH" of "GREEN ASH CO-OPERATIVE HOUSING SOCIETY LTD" that is resting on the piece and parcel of the land bearing City Survey Nos. 29, 29/2, 29/3A, 29/3B, 29/4 to 6, 29/7 to 10, 29/11 to 19, 32(P), 617, 617A, 617B, 617C, 618 situated at Vasant Garden, off LBS Marg, Village Mulund (W), Tal. Kurla, Dist. Mumbai, within the local limits of the Municipal Corporation of Greater Mumbai and within the registration district and sub-district of Mumbai.
Place of Auction : TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West)-400604.	Reserve price: Rs. 1,56,00,000.00 EMD Amount: Rs. 15,60,000.00
Date and time of Inspection of property	02.05.2024 between 11: 00 A.M. To 2:00 P.M.
Date and Time of Auction of Property	10.05.2024 at 11:30 A.M.

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Flat No.704 of Mr. Kartik Pravinchandra Vasani & Mrs. Reema Kartik Vasani"** 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 11:30 A.M.**
- Pending dues of society till the date of auction i.e. **10.05.2024** to be bourn by the bank from the sale proceeds of secured assets.
- 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. 8422918084/8422936872/9323220042/022-2583 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 Borrowers/Mortgagors/Guarantors of the above said loan accounts.

Sd/-

(AUTHORISED OFFICER)

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date : 20.04.2024

Place: Thane.

