

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 20.04.2024, under section 13(2) of the said Act, to M/s. Rajesh Motors Through its Proprietor Mr. Rajesh Omprakash Jairath (Borrower), Mr. Rajesh Omprakash Jairath (Borrower & Mortgagor), Mrs. Annu Rajesh Jairath (Guarantor & Mortgagor), Mr. Manav Rajesh Jairath (Guarantor).

The Borrower & Mortgagor have not repaid the Amount of Rs.94,79,300.25 (Rupees Ninety-Four Lakhs Seventy-Nine Thousand Three Hundred and Paisa Twenty-Five Only) as on 31.03.2024 with further interest from 01.04.2024 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) & Section 14 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.

Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	Description of Immovable Properties With Reserve Price and EMD Amount
1. M/s. Rajesh Motors (Prop. Mr. Rajesh Omprakash Jairath) ... Borrower	All that Shop/ Commercial Apartment No. L-16 admeasuring about 34.700 Sqm. Built up area on the Lower Ground Floor of the Building Known as "Jai Bhawani Complex" constructed on the plot no. 740 admeasuring about 1627.60 Sq. Mt (17520.00 Sq. Ft) situated in Pardi Lay out of KH. Nos 58/3, 59/1, 60/1, 62/2, and 59/2, of Mouza Pardi, Bearing City Survey No 421 Sheet No 42 of Mouza Pardi, Municipal House No 1207/A/740/16, Ward No. 21, Situated at Trimurti Nagar, Nagpur, Tah & Dist Nagpur along with the 1.706% undivided share and interest in the above said Plot no 740. Belonging to Mrs. Annu Rajesh Jairath and Mr Rajesh Omprakash Jairath and Bounded as under- On North: Road On South: Land On East: Road On West: Road
2. Mr. Rajesh Omprakash Jairath ... Borrower & Mortgagor	Central Avenue Road Branch Loan Account Nos. 117/ODS/11.
3. Mrs. Annu Rajesh Jairath ... Guarantor & Mortgagor	Reserve Price for Shop/ Commercial Apartment No. L-16: Rs. 15,72,500.00
4. Mr. Manav Rajesh Jairath ... Guarantor	EMD Amount: Rs. 1,57,250.00
Place of Auction : TJSB Sahakari Bank Limited, Shri Radhe Main, Adjacent To Shrivardhan Complex, Wardha Road, Ramdaspeth, Nagpur 440010.	
Date and Time of Inspection of Property	02/05/2025 between 11.00 A.M. To 3:00 P.M.
Date and Time of Auction of Property	For Shop/ Commercial Apartment No. L-16: 06/05/2025 at 12:00 Noon.

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property of i.e, All that Shop/ Commercial Apartment No. L-16 Building Known as "Jai Bhawani Complex Mouza Pardi," and bring/send the said offer sealed cover envelope at the abovementioned auction venue on or before 05.05.2025 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by way of RTGS/NEFT to Account No. 001995200000005, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., Thane on or before 05.05.2025 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 06.05.2025 at the abovementioned auction venue For Shop/Commercial Apartment No. L-16 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 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(6) 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 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. 8422852148/ 8976896745/ 9028353449).
- 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 : 19.04.2025



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