

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** and the rules made there under has issued Demand Notice on 02.06.2025 under section 13(2) of the said Act, to **M/s Cureit Hospitals Pvt. Ltd.** Through its Directors **Mr. Roshan Manoharlalji Bhiwapurkar & Mr. Jay Shivshankar Khemka (Borrower) Mr. Roshan Manoharlalji Bhiwapurkar (Director/Mortgagor/Guarantor), Mr. Jay Shivshankar Khemka (Director/Guarantor) Mrs. Anshul Roshan Bhiwapurkar (Guarantor).**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 3, 05, 54,962.90 (Rupees Three Crore Five Lakh Fifty Four Thousand Nine Hundred Sixty Two and Paise Ninety Only)** as on **31.05.2025** with further interest & Charges from **01.06.2025** mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the **Symbolic possession of the Movable & Immovable Assets** mentioned herein below **u/s 13(4) of the SARFAESI Act, 2002.**

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned Movable & Immovable property on **"AS IS WHERE IS BASIS"** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Description of Movable & Immovable Property / Assets With Reserve Price and EMD Amount	
<p>1. M/s. Cureit Hospitals Pvt. Ltd Through its Directors: A) Mr. Roshan Manoharlalji Bhiwapurkar B) Mr. Jay Shivshankar Khemka ... Borrower</p> <p>2. Mr. Roshan Manoharlalji Bhiwapurkar ... Director/Mortgagor /Guarantor</p> <p>3. Mr. Jay Shivshankar Khemka ... Director/Guarantor</p> <p>4. Mrs. Anshul Roshan Bhiwapurkar ... Guarantor</p> <p>NAGPUR BRANCH (082) LOAN ACCOUNT NO. TJSB-ABC/082306100000002 ADVHYP-M/0823007000000039 ADVHYP-M/0823007000000040 ODS/0821403000000030</p>	<p>LOT - I :- Land & Building along with Medical Equipment's in Multispeciality Hospital situated at ALL that piece and parcel of land bearing Plot No. 226, admeasurements about 459.253 Sq. Mtrs in the layout of Nirala Gruha Nirman Sahakari Sanstha Maryadit Nagpur, being a portion of the entire land bearing Khasra No. 63/1, 63/2 and 63/3 of Mouza Dighori, together with double storeyed building constructed thereon covering built-up area of 233.82 Sq. Mtrs bearing Corporation House No. 3174/226, City Survey No. 285, Sheet No. 381/41 of Mouza - Dighori situated at Nagpur Improvement Trust and Nagpur Municipal Corporation Ward No. 20, in Tahsil and District - Nagpur and bounded as :- On the North: Road, On the South: Road, On the East: Road, On the West: Plot No. 225</p> <p>(Property owned by Mr. Roshan Manoharlalji Bhiwapurkar & Medical Equipment's in Multispeciality Hospital Owned by M/s Cureit Hospitals Pvt Ltd) Combined RESERVE PRICE For Land & Bldg. & Medical Equipment's In Multispeciality Hospital : Rs. 4,79,00,000/- Combined EMD Amount: Rs. 47,90,000/-</p> <p>LOT - II :- All Medical Equipment's in Multispeciality Hospital situated at Cureit Hospitals Pvt Ltd, Plot No.226, Nirala Gruha Nirman Sahakari Sanstha Maryadit Nagpur, House No. 3174/226, City Survey No. 285, Sheet No.381/41, Dighori, Nagpur. Owned by M/s Cureit Hospitals Pvt Ltd. Reserve Price: Rs. 54,00,000/- EMD Amount : Rs. 5,40,000/-</p>	
<p>Place of Auction : TJSB Sahakari Bank Ltd, Shri Radhe Main, Adjacent To Shrivardhan Complex, Wardha Road, Ramdaspath, Nagpur 440010.</p>	<p>Date and time of Inspection of Property : As per Prior Appointment of Authorized Officer</p>	<p>Date and Time of Auction of Property : 10.03.2026 at 12:00 Noon.</p>

Note: In case if bids are received for both the lots, then preference shall be given to the bidder/s of Lot No. 1 (i.e. Land & Building with Medical Equipment's in Multispeciality Hospital) over Lot No. II (All Medical Equipment's in Multispeciality Hospital) for the said Auction. Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Land & Building with Medical Equipment's in Multispeciality Hospital LOT-I OR LOT-II: -Plant & all Medical Equipment's in Multispeciality Hospital situated at Plot No. 226, in the layout of Nirala Gruha Nirman Sahakari Sanstha Maryadit Nagpur, Khasra No. 63/1, 63/2 and 63/3 of Mouza Dighori, situated at Nagpur Improvement Trust and Nagpur Municipal Corporation Ward No. 20, in Tahsil and District - Nagpur " and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **09.03.2026 before 5:00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT / RTGS to Account No. 001995200000005, IFSC Code TJSB0000001** on or before **09.03.2026 before 5:00 P.M.**
 - Offers so received by the undersigned will be opened and considered on **10.03.2026** at the above-mentioned auction 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 **30 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 **15 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 / 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 30 days' notice to the Borrower / Mortgagor / Guarantors of the above said loan accounts.

Sd/
 Authorized Officer,
 Under SARFAESI Act, 2002
 For & on behalf of TJSB Sahakari Bank Ltd.

Date: 30.01.2026
 Place: Nagpur