

Regional Recovery Office:- TJSB Sahakari Bank Ltd., Shree Radhe Main, Adjacent to Shree Vardhan Complex, Wardha Road, Ramdaspath Nagpur-440010. Ph.: 0712-2456022/23.

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 07/09/2017** under section 13(2) of the said Act, to **M/s. Manas Trade Corporation, Partnership Firm (Borrower)**, Through its Partners **Mr. Aniket Omprakash Bhutada (Borrower)**, **Mr. Pankaj Omprakash Bhutada (Borrower)**, **Mr. Aniketh Omprakash Bhutada (Guarantors/ Mortgagor)**, **Mr. Pankaj Omprakash Bhutada (Guarantors)**.

The Borrower & Mortgagor have not repaid the amount of **Rs. 52,47,191.46 (Rupees Fifty Two Lakhs Forty Seven Thousand One Hundred Ninety One & Paise Forty Six Only)** as on **31/07/2017** with further interest from **01/08/2017** 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 as the **Authorized Officer of TJSB Sahakari Bank Ltd.**, have decided to sell the below mentioned property 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 Immovable Property/(ies)
1.M/s. Manas Trade Corporation (Partnership Firm) Through Its Partners. i. Mr. Aniket Omprakash Bhutada ii. Mr. Pankaj Omprakash Bhutada ... Borrower 2. Mr. Aniket Omprakash Bhutada ... Guarantor & Mortgager 3. Mr. Pankaj Omprakash Bhutada ... Guarantor Nagpur Region Recovery Department Loan Account No. 169/CCR/3	All That residential apartment No 102, admeasuring about 108.97 Sq. Mtrs. (1173.00 Sq. feet) built up area on the first Floor of the building thereon known as Darpan Apartments constructed on the plot No 226/A and 226/B totally admeasuring about 1003.352 Sq. Mtrs (10800 Sq. Feet) (Plot No 226/A admeasuring about 501.676 Sq. Mtrs and Plot no 226/B admeasuring about 501.676 Sq. Mtrs) situated in Central Road Scheme III Lakadganj Layout Nagpur bearing City Survey No 102, Sheet No 185 of Mauza Nagpur bearing Municipal House No 222/9, Ward No 23, situated at Lakadganj Nagpur Tah. & Dist Nagpur along with the 5.221 % undivided Share in the plot and above said plot of land is bounded as under: East: Road, West: NIT Plot No. 208, North: NIT Plot No 225, South: NIT Plot No 227.
Place of Auction: Regional Recovery Office: TJSB Sahakari Bank Ltd., Shree Radhe Main, Adjacent to Shree Vardhan Complex, Wardha Road, Ramdaspath Nagpur-440010. Ph.: 0712-2456022/23.	Reserve Price: Rs. 50,21,000.00 EMD Amount: Rs. 5,02,100.00
Date and time of Inspection of Property	04.07.2025 between 11:00 A.M. To 3:00 P.M.
Date & Time of Auction	09.07.2025 at 11.00 A.M.

Terms & Conditions:-

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property of i.e., Residential Apartment No. 102, 1st Floor, Darpan Apartment Lakadganj Layout Nagpur,** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **08/07/2025 before 05:00 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 **08/07/2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **09/07/2025** at the above-mentioned auction venue at **11.00 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) (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 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. 982317 2 951/8422852148/9028353449).**
- 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 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Sd/- Authorised Officer
Under SARFAESI Act, 2002
For & on Behalf of TJSB Sahakari Bank Ltd.

Date : 18/06/2025
Place : Nagpur