



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6936 8500
Regional Recovery Office : - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.
 Ph. 020- 24223531/32, 7208932034, 7208931332

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 09/04/2025** under section 13(2) of the said Act, to **M/s. Rohan Corrupack Pvt. Ltd. (Borrower) & Others and M/s. Rohan Packaging Industries (Borrower) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs.8,38,71,772.58 (Rs.Eight Crore Thirty Eight Lakhs Seventy One Thousand Seven Hundred Seventy Two & Paise Fifty Eight only)** in the name of **M/s. Rohan Corrupack Pvt Ltd and Rs. 7,93,94,294.25 (Rs. Seven Crore Ninety Three Lakhs Ninety Four Thousand Two Hundred Ninety Four and Paise Twenty Five only)** in the name of **M/s Rohan Packaging Industries** as on 31/03/2025 with further interest from 01/04/2025 mentioned in the said Demand Notice within stipulated period; hence the **Authorized Officer** has taken the **Physical possession of the immovable property mentioned at Sr no (I) herein below u/s 13(4) and 14 of the SARFAESI Act, 2002 and Symbolic possession of the immovable property mentioned at Sr no (II) 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 mortgaged properties on **"ASIS WHERE IS BASIS", & "WHAT IS THERE IS BASIS"** by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Mortgagor(s) / Guarantor(s)	Description of Immovable Properties with Reserve Price and EMD Amount	
<p>To,</p> <p>1. M/s. Rohan Corrupack Pvt. Ltd. Borrower and Mortgagor</p> <p>2. Mr. Suyash Subhash Gandhi Director/ Mortgagor/ Guarantor</p> <p>3. Mrs. Rachana Suyash Gandhi Director/ Guarantor</p> <p style="text-align: center;">PRO Recovery, Pune. Loan Account Nos. 027/CCR/017130100000145, 027/CCR/BDR/ 017130100000146 027/PRLNR/017302900000111, 027/PRLNR/017302900000125 027/ADVHYPR/017300700000113, 027/ADVHYPR/017300700000119 027/ECLGSTL1R/ 017307800000006</p> <p>And</p> <p>1. M/s. Rohan Packaging Industries (Proprietary firm) Borrower</p> <p>2. Mr. Suyash Subhash Gandhi Borrower / Mortgagor / Guarantor</p> <p>3. Mrs. Rachana Suyash Gandhi Guarantor</p> <p style="text-align: center;">PRO Recovery, Pune. Loan Account Nos. 027/ODSR/0171403000000056, 027/ADVHYPR/017300700000115, 027/ECLGSTL1R/017307800000007, 027/AMFR/017301200000224</p>	<p>I) All that piece and parcel of Land bearing Plot No. PAP-73, Khandala Phase-I, Industrial Area, within limits of Village/City: Kesurdi, Taluka: Khandala District: Satara, containing by admeasurement 6270 Sq.Mtrs. or there about along with construction upon there said plot and bounded as under : On or towards East – By 6 Plot No. PAP 72/2, On or towards South – By MIDC Open Space No. 5, On or towards West – By PAP Plots, On or towards North – By MIDC 30.00 M. Wide Road. (Property owned by M/s. Rohan Corrupack Pvt. Ltd.)</p> <p>Reserve Price : Rs. 9,26,53,000/- EMD Amount : Rs. 92,65,300/-</p> <p>II) All that piece and parcel of the Industrial Factory on land bearing Old S. no. 85, Gat no. 643, 644 and 645 and constructed thereon of mouje Khatpewadi , Bhukum, Tal. Mulshi Dist. Pune with in Grampanchayat limits of Bhukum, Taluka Panchayat Samiti Mulshi Z.P. Pune & within jurisdiction of the Sub Registrar, Mulshi Dist. Pune admeasuring respectively about 14R, 18R & 99 R thus totally 01 H 31R. i.e. 13100 Sq.Mtrs. (Built up - 4639.92 Sq. Mtrs.) (Property owned by Mr. Suyash Subhash Gandhi)</p> <p>Reserve Price : Rs. 8,44,02,000/- EMD Amount : Rs. 84,40,200/-</p>	
<p>Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.</p>	<p>Date and time of Inspection of Property : 13.04.2026 between 11.00 a.m. to 2.00 p.m.</p>	<p>Date and Time of Auction of Property : 21.04.2026 at 10.30 a.m.</p>

Terms & conditions :-

1. The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Plot No. PAP-73, Khandala Phase-I Kesurdi Dist. Satara of M/s. Rohan Corrupack Pvt. Ltd."** (Security at Sr no I) or **"Offer for purchase of Immovable property i.e. Industrial Factory on land bearing Old S. no. 85, Gat no. 643, 644 and 645 and constructed thereon of mouje Khatpewadi , Bhukum, Tal. Mulshi Dist. Pune of Mr. Suyash Subhash Gandhi"** (Security at Sr no II) and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **20/04/2026 before 5.00 P.M.**, by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001** on or before **20/04/2026 before 5:00 P.M.**
2. Offers so received by the undersigned will be opened and considered on **21/04/2026** at the above-mentioned auction venue at **10.30 A.M.**
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. 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.**
5. 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.
6. 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. 7208932034/7208931332).**
7. 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.

Date: 01/04/2026
Place: Pune

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