

TJSB SAHAKARI BANK LTD. Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400604. Tel.: 022-6936 8500
Pune Regional Recovery Cell: 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37. Tel.: 020-24223531/32, 7208932034

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 15.07.2022 under section 13(2) of the said Act, to Mr. Mandar Mukund Tathawadekar (Borrower & Mortgagor), Mr. Kedar Dilip Kulkarni & Mr. Laxmikant Rameshchandra Gambhire (Guarantors). The Borrower & Mortgagor have not repaid the amount of Rs. 19,65,926.00 (Rupees Nineteen Lakh Sixty Five Thousand Nine Hundred Twenty Six Only) as on 15/07/2022 with further interest from 01/07/2022 and 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 as 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 Property
1. Mr. Mandar Mukund Tathawadekar ... Borrower & Mortgagor 2. Mr. Kedar Dilip Kulkarni ... Guarantor 3. Mr. Laxmikant Rameshchandra Gambhire ... Guarantor (PRO - Recovery Dept.) Loan Account No. :- 27/SSR/5500035	All that piece and parcel of Flat No. 102, admeasuring area 67.84 Sq. Mtrs. on First Floor in the building known as "Shivam Residency" constructed on City Survey No. 66/1a situated at Shukrawar Peth, Satara.
Place of Auction : TJSB Sahakari Bank Ltd., Satara Branch, Plot No. 13, Lahoti Complex, 288 Karanje, Radhika Road, Near Kadam Petrol Pump, Satara-415001.	Reserve price : Rs. 20,50,000.00 EMD Amount : Rs. 2,05,000.00
Date and Time of Inspection of Property	26.12.2024 between 11:00 A.M. To 2:00 P.M.
Date and Time of Auction of Property	31.12.2024 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 Mr. Mandar Mukund Tathawadekar (Borrower & Mortgagor)" and bring/send the said offer in sealed envelope at the above-mentioned Auction venue on or before 30.12.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by DD/Pay Order/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., payable at Pune on or before 30/12/2024 before 5:00 P.M.
 - Offers so received by the undersigned will be opened and considered on 31.12.2024 at the above-mentioned 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/ Mortgagors, 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 7 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 form 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).
 - 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 day's notice to the Borrower/ Mortgagor/ Guarantors of the above said loan accounts.

Sd/-

Date : 10.12.2024
Place : Pune
Authorized Officer
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.