

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 Notices to the borrower (s) / mortgagor (s) / guarantor (s)** on various dates as per details given below in table **under section 13(2)** of the said Act
The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the 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) and 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.

Names Of The Borrower(s) / Mortgagor(s) / Guarantor(s)	Date Of Demand Notice & O/s. Amount	Description of Immovable Property/(ies)
1. Mrs. Jyoti Sham Patil, (Deceased through her unknown legal heirs) ... Borrower/Mortgagor/Guarantor	Date: 14.09.2023 Outstanding Amount as on 30.08.2023	SCHEDULE - I ALL THAT western portion of the larger property admeasuring an area of 12,400 sq. mtrs. which by itself is part and parcel of the larger property known as 'ZOONTAULEM' situated at Dabolim within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, South Goa, Goa surveyed under survey no. 42 sub division No. 4, 6, and 7 of Dabolim Village described in the Land Registration Office at Salcete under No.1216 at page 12 of Book B 4 new series and enrolled in the Land Revenue Office of Mormugao under Matriz No 38
2. Mr. Sham Duva Patil, (Deceased through his unknown legal heirs) ... Borrower /Mortgagor / Guarantor (Vasco Branch) Loan Account Nos. 140/SS-M/20, 140/ SS-M/21.	Rs. 61,79,607.25 (Rupees Sixty-One Lakhs Seventy-Nine Thousand Six Hundred Seven and Paise Twenty-Five Only) (Plus further interest and cost thereon from 01.09.2023)	SCHEDULE II ALL THAT developed, sub divided, Independent and distinct plot identified under Plot 'B' admeasuring an area of 2015.00 sq. mtrs. forming part of survey under No. 42 sub division No. 7-A of Dabolim Village forming part of the property which is more particularly in Schedule - I hereinabove and the aforesaid plot 'B' is bounded as under On the North : By Survey No 42/7-A (P) of village of Chicalim On the South: By Survey no.42/7-A (P) of village of Chicalim On the East: By Survey No.42/7 of Village of Chicalim On the West: By Nallah
3. M/s.Darpan Industrial Services (Prop. Mr. Sham Duva Patil - Deceased through his unknown legal heirs), ... Borrower (Vasco Branch) Loan A/c No. 140/ODS-12	Date: 29.09.2023 Outstanding Amount as on 31.08.2023	SCHEDULE III ALL THAT Row Villa bearing No.V2 assessed with House Tax No. 54/J R V 2 admeasuring an area of 224.13 sq. mtrs. of super built up area consisting of lower, ground , upper ground and first Floor in the building project 'VALLEYSIDE HOMES' of Block A alongwith proportionate undivided share in land and exclusive right to use one parking slot/space, constructed on the plot, more particularly described in Schedule-II hereinabove and the said villa is bounded as under: On the North: By open Space On the South: By 4.00 mtrs. access road (front side) On the East: By 4.00 mtrs. access road (front side) & C Block; and On the West: By adjacent Villa No.54/J R V 1 -Owned by Mrs. Jyoti Sham Patil & Mr. Sham Duva Patil.

**Place of Auction :- TJSB Sahakari Bank Ltd.,
4th Floor, Patto Centre Building, Patto Plaza,
Patto, Panjim - Goa**

**Reserve Price : Rs. 1,10,00,000.00
(Rupees One Crore Ten Lakhs Only)
EMD Amount : Rs. 11,00,000.00
(Rupees Eleven Lakhs Only)**

Date and time of Inspection of property

01.03.2025 between 11.00 A.M. To 5:00 P.M.

Date and Time of Auction

20.03.2025 at 11:00 A.M.

Terms & conditions :-

- The offer to be submitted in a sealed envelope super scribed, **“Offer for purchase of Immovable property i.e. Row Villa bearing No.V2 ‘VALLEYSIDE HOMES’ at Dabolim, Goa owned by Mrs. Jyoti Sham Patil and Mr. Sham Duva Patil and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 19.03.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000001, IFSC Code TJSB0000001 on or before 19.03.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **20.03.2025** 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 **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. 7208942248/9987779354).**
- 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.

**DATE: 16.02.2025
PLACE: Panaji - Goa**

**Sd/-
AUTHORISED OFFICER
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.**