

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate,  
Thane (West)-400604., ☎ 022-6936 8500  
Ho Recovery Office :- Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> Floor, Wagle Estate  
Road No.16, Thane (West) -400604., ☎ 022 6997 8500



### 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 as per details given in below mentioned table under section 13(2) of the said Act, to Mr. Bhushan Sudam Kamble & Others.

The Borrower, Mortgagor & Guarantors have not repaid the amounts as stated in the Demand Notice within the stipulated period. Hence, the Authorized Officer had taken Physical Possession of the immovable property 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 mortgage secured 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)	Date of Demand Notice & O/s. Amount	Description of Immovable Property with Reserve Price and EMD Amount
1. Mr. Bhushan Sudam Kamble ... Borrower & Mortgagor	Demand Notice Date - 23.12.2024	All that piece & parcel of immovable property in the form of Flat No. 2, Ground Floor, B Wing, admeasuring 500 sq. ft. equal to 46.46 Sq. meter built-up area, in the Building Known as "Trimbak Apartments" of the Trimbak Co-Operative Housing Society Ltd. lying and situated on the piece & parcel of Plot of Gaonhan Land bearing City Survey No. 820 to 824 & 826, Revenue Village Kulgaon, Taluka Ambernath, District Thane, within the jurisdiction of Sub- Registration District Ulhasnagar - 2, District Thane, within the limits Kulgaon Badlapur Municipal Council Owned by Mr. Bhushan Sudam Kamble.
2. Mr. Shivaji Ramchandra Bhosale ... Guarantor	Outstanding Amount as on 30.09.2024 Rs. 18,35,325.00	
3. Mr. Ashwinkumar Shantaram Kamble ... Guarantor	(Rupees Eighteen Lakhs Thirty Five Thousand Three Hundred Twenty Five Only) plus further interest and charges thereon from 01.10.2024	
HO Recovery Dept. Loan Account No. 01/SSR/001305300200889		Reserve Price :- Rs.10,00,000/- EMD :- Rs.1,00,000/-
Place of Auction :- TJSB SAHAKARI BANK LTD., Kulgaon Badlapur (East) Branch, Shop No. 1-5, Ground floor, Joshi Arcade, Shivaji Chowk Road, Kulgaon, Badlapur (East)-421503.	Date and time of Inspection of Property 23.12.2025 Between 11:00 A.M. To 02:00 P.M.	Date and Time of Auction of Property 12.01.2026 at 10:30 A.M.

#### TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of immovable property i.e. "Flat No. 2, Ground floor, Trimbak CHSL of Mr. Bhushan Sudam Kamble" and bring/send the said offer sealed cover envelope at "TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd floor, Wagle Industrial Estate, Road No. 16, Thane (West) - 400604" or at place of auction on or before 09.01.2026 before 05.00 P.M. by the prospective bidder & EMD amount to be transfer by RTGS to Account No. 001995200000001, IFSC Code TJSB00000001 on or before 09.01.2026 before 05:00 P.M.
- Offers so received by the undersigned will be opened and considered on 12.01.2026 at the above-mentioned auction venue at 10:30 A.M.
- The Secured property are offered for sale on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE" BASIS.
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
- The Undersigned hereby informs to the Borrower/Co-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 Nos. 8422918084/9969549827/9323220042/022-6997 8599/700/701).
- 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 :- 05.11.2025  
Place: Thane.



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