



Registered Office: TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. ☎: 022-6997 8500

Regional Recovery Office:- TJSB Sahakari Bank Ltd. - 1st Floor, Lakshdeep Apartment, near Damodar Temple, Vasco-da-Gama, Goa - 403802 ☎: 86554 03317

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 14.08.2023 under section 13(2) of the said Act, to (1)M/s. Patil Polymer Products Prop. Mr. Laxmikant Alagouda Patil (Borrower & Mortgagor), (2) Mrs. Laxmi Laxmikant Patil (Guarantor), (3) Mr. Almesh Laxmikant Patil (Guarantor) The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the Demand Notice within the stipulated period. Hence, the Authorized Officer has taken the physical possession of the immovable & movable property mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002 on 21.04.2025.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned Immovable & movable property on "AS IS WHERE IS BASIS", in public auction with movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Date of Demand Notice & Outstanding Amount	Description of Immovable and Movable Property with Reserve Price and EMD Amount
<p>To,</p> <p>1. M/s. Patil Polymer Products (Through its Proprietor – Mr. Laxmikant Alagouda Patil) Borrower & Mortgagor</p> <p>2. Mrs. Laxmi Laxmikant Patil Guarantor</p> <p>3. Mr. Almesh Laxmikant Patil Guarantor</p> <p>Loan Account Nos.109/ODS/3, 109/ADVHYP-M/1, 109/ADVHYP-M/8, 109/ADVHYP-M/10, 109/ADVHYP-M/12 109/ADVHYP-M/13, 109/PRLN-M/1 & 109/FITL/1</p>	<p>14.08.2023</p> <p>Outstanding Amount as on 31.07.2023</p> <p>Rs. 5,52,63,172.58</p> <p>(Plus further interest, together with incidental expenses, costs and charges thereon.)</p>	<p>Land & Building along with Plant & Machineries & Stock - All that piece of land known as Plot No. 180-C in Survey No. 158 in the Belur Industrial Area within the limits of Village Mummigatti, Hobli-Garag, Taluka & Dist. Dharwad containing by admeasuring 12,181.00 sq. mtrs. or thereabouts, including Building constructed belonging to M/s. Patil Polymer Products (Prop. Sri. Laxmikant. Alagouda Patil) bounded as follows: North: Plot No. 180 (B) and Proposed approach road, South: Plot No. 180, East: Private Land, West: Private Land.</p> <p>Reserve Price:</p> <p>A. Land & Building – Rs.4,92,10,700.00</p> <p>B. Plant & Machineries – Rs.1,21,80,000.00</p> <p>C. Stock – Rs.34,20,000.00</p> <p>Combined Reserve Price : Rs.6,48,10,700.00</p> <p>Combined EMD Amount : Rs.64,81,070.00</p>
Place of Auction	TJSB Sahakari Bank Ltd. Hubli Branch, Tirumala Trade Centre, Neeligin Road, Traffic Island, Hubli, Dharwad - 580 029.	
Date and time of Inspection of property	01.10.2025 between 12.00 Noon To 04:00 P.M.	
Date and Time of Auction	09.10.2025 at 11:00 A.M. (For Land & Building along with Plant & Machineries & Stock)	

Terms & Conditions:-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Land & Building along with Plant, Machinery & Stock" lying in the premises of Plot No. 180-C in Survey No. 158 in the Belur Industrial Area, Village Mummigatti, Hobli-Garag, Dharwad" and bring/send the said offer sealed cover envelope at above-mentioned auction venue on or before 08.10.2025 before 05.00 P.M. by the prospective bidder & EMD amount to be transferred through RTGS/NEFT to Account No. 001995200000006, IFSC Code - TJSB0000001 on or before 08.10.2025 before 05:00 P.M.
- Offers so received by the undersigned will be opened and considered on 09.10.2025 at the above-mentioned auction venue as per respective time.
- GST on the sale of Plant & Machineries & Stock shall be borne by the successful bidder on the value of Plant & Machineries of Rs.1,21,80,000.00 and the value of stock of Rs.34,20,000.00
- In case of participation by more than one bidder in public auction, then bidding amount for Land & Building shall be increase in multiple of Rs.5,00,000.00 and Plant & Machineries & Stock amount is fixed as per mentioned in auction notice.
- 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 Sales/Recovery officer shall proceed to sell the mortgaged property/(ies) 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. 8433973479, 8655403317, 7208932034)
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction
- 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: 30.08.2025
Place: Hubli

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