

**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 8599/700/701.

**TJSB SAHAKARI BANK LTD.** MULTI-STATE SCHEDULED BANK

## **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 (In short "SARFAESI Act, 2002")** and the rules made there under has issued Demand Notice as per details given below in table under **section 13(2) of the said Act, to Mr. Mohite Vishal Vinayak & 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 asset (S)/ property on **"AS IS WHERE IS BASIS"**, without movable assets by inviting Tenders as laid down in prescribed laws.

<b>Name of the Borrower(s)/ Mortgagor(s)/Guarantor(s)</b>	<b>Date of Demand Notice &amp; O/s. Amount</b>	<b>Description of Immovable Property with Reserve Price and EMD Amount</b>
<b>1. Mr. Mohite Vishal Vinayak ... Borrower &amp; Mortgagor</b> <b>2. Mrs. Mohite Jayashri Rohan ... Guarantor</b> <b>3. Mr. Thakkar Nilesh Bhanukumar ... Guarantor</b>  <b>HO Recovery Loan A/c Nos.: 01/SSR/200937</b>	<b>Demand Notice Date : 09.03.2023</b> <b>Outstanding Amount as on 31.12.2022</b> <b>Rs. 16,80,578.70</b> <b>(Rupees Sixteen Lakhs Eighty Thousand Five Hundred Seventy- Eight &amp; Paise Seventy Only)</b> <b>Plus further interest and charges thereon from 01.01.2023</b>	All that piece and parcel of immovable property in the form of Flat No. 306, Third floor, D Wing, Building No. 4, area admeasuring 398.04 Sq. Ft. Carpet, in the building known as "Namo Shivaasthu City" situated at Vevoor, Tal. Palghar, Dist. Palghar.  <b>Reserve Price: - Rs. 16,25,000.00</b> <b>EMD :- Rs. 1,62,500.00</b>
<b>Place of Auction: - TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) - 400 604.</b>	<b>Date and time of Inspection of Property 02.06.2026 Between 11:00 A.M. To 02:00 P.M.</b>	<b>Date and Time of Auction of Property 11.06.2026 at 10:30 A.M.</b>

### **TERMS & CONDITIONS :**

1. The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. "Flat No.306, D – Wing, Shivaasthu City,"** and bring/send the said offer sealed cover envelope at place of auction on or **before 10.06.2026 before 05.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD Or Pay Order Or NEFT/RTGS to Account No. 001995200000001, IFSC Code TJSB0000001 on or before 10.06.2026 before 05:00 P.M.**
  2. Offers so received by the undersigned will be opened and considered on 11.06.2026 at the above-mentioned auction venue at **10:00 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 intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. Legal dues of the builder (SRK Real Heights Pvt. Ltd.) will be paid by the Bank from the sale proceeds of the auction amount against completion of pending works.
  5. The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property(ies) in his/ her/ their /its name(s).
  6. 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.**
  7. 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.**
  8. Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
  9. 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. 8422918084/9323220042/022-26997 8599/700/701).**
  10. 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.**

Sd/-

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

**Date : 20.05.2026**  
**Place: THANE.**

