

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, 3rd Floor, Wagle Estate Road No. 16, Thane (West)-400604. ☎ 022 6997 8731

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 and the rules made there under has issued Demand Notice on 07.03.2026 u/s 13(2) of the said Act to **Mr. Ajay Vijay Ubale, Mr. Sanjay Vijay Ubale, Mr. Suresh Chirkut Khodankar, Mr. Yashwant Umaji Shinde -Borrower & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 17,95,435.00 (Rupees Seventeen Lakhs Ninety Five Thousand Four Hundred Thirty Five Only)** as on 28.02.2026 with further interest from 01.03.2026 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 on 17.06.2026, u/s 13(4) 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.

Name of the Borrower(s)/Mortgagor(s)/Guarantor(s)	Description of Immovable Property/(ies)
1. Mr. Ajay Vijay Ubale ...Borrower & Mortgagor	All that piece and parcel of immovable property in the form of Row House No B-2, having an admeasuring about 85.50 Sq. Mtrs (920 Sq. Ft built up) i.e. 71.56 Sq.Mtrs (770 Sq. Ft. carpet) and right of way 24.62 Sq.Mtrs(265 Sq. Ft) located on ground and first floor bearing Grampanchayat Ghar No 454 B-2 in the lay out known as 'Swami Villa' situated at village Mouje Dapoli, Taluka Dapoli, District Ratnagiri constructed on plots of land bearing (1) Survey No 44 Hissa No 4 having an admeasuring about H-R-P 0.02.40+0.00.13 and (2) Survey No.44 Hissa No 7 having an admeasuring about H-R-P 0.01.24+0.00.10 and (3) Survey No 48 No 4/2/13 having an admeasuring about H-R-P 0.02.21+0.01.75 and (4) Survey No 48 No 4/2/11 having an admeasuring about H-R-P 0.01.37+0.01.08 and (5) Survey No.48 No.3/2 having an admeasuring about H-R-P 0.03.73+0.04.17 Lying, being and situated at village Mouje Dapoli, Taluka Taluka Dapoli, Grampanchayat Mouje Dapoli, Talathi Mouje Dapoli, Panchayat Samiti Dapoli, Sub Division Taluka Dapoli Division Ratnagiri, Zilla Parishad Ratnagiri belonging to Mr. Ajay Vijay Ubale.
2. Mr. Sanjay Vijay Ubale ...Guarantor	
3. Mr. Suresh Chirkut Khodankar ...Guarantor	
4. Mr. Yashwant Umaji Shinde ...Guarantor	
KALWA BRANCH Loan A/c Nos. SS-M/ 01430500000492	
PLACE OF AUCTION :- TJSB SAHAKARI BANK LTD., Dapoli Branch, Shop No. 1 & 2, Ground Floor, Manwa Heritage, Bazar Peth, Familymal, Dapoli - 415 712.	Reserve Price : Rs. 18,40,000.00 EMD Amount : Rs. 1,84,000.00
Date and Time of Inspection of Property	14.08.2026 between 11.00 A.M. To 3.00 P.M.
Date and Time of Auction of Property	25.08.2026 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 House No B-2, 'Swami Villa', village Dapoli, Madangad Road, Pandrichi Wadi, Taluka Dapoli, District Ratnagiri - 415712" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 24.08.2026 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 24.08.2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 25.08.2026 at the above-mentioned auction venue at 11.00 a.m.
- 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/ 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 available with office of Authorised Officer for cost of Rs.100/- Plus GST Rs.18/-, Total Rs.118/- (Contact No. 8422936872, 8097441834).
- 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 : 17.07.2026
Place: Thane.



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