

Registered Office: - TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. **Ph.** 022-6936 8500

HO Recovery Office: - Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Estate Road No.16, Thane (West) - 400604. **Tel.:** 022-6997 8500

PUBLIC AUCTION

Erstwhile "The Bhavani Sahakari Bank Ltd., Mumbai" 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. Somesh Prithviraj Prajapati & 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.

Erstwhile "The Bhavani Sahakari Bank Ltd., Mumbai" which is amalgamated with TJSB Sahakari Bank Ltd., as per RBI order dated 28.04.2026 w.e.f. 04.05.2026.

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 Properties with Reserve Price and EMD Amount					
1. Mr. Somesh Prithviraj Prajapati ... Borrower & Mortgagor 2. Mr. Dinkar Tanaji Shinde ... Guarantor 3. Mr. Shivaji Bhagwan Kale ... Guarantor HO Recovery Dept. Loan Account No. 53/01	Demand Notice Date: 15.10.2012 Outstanding Amount as on 30.09.2012 :- Rs.26,52,154.00 (Rupees Twenty Six Lakhs Fifty Two Thousand One Hundred Fifty Four only) Plus further interest and charges thereon from 01.10.2012	ALL THAT RESIDENTIAL premises Flat No. 703, admeasuring 775 sq.ft. (Built up area) on 7th Floor, in the building known a “SHREE SWAMI SAMARTH ASHIRWAD APARTMENT”, situated on LAND bearing survey no. 153, Hissa No.4P, Village – Panchpakhadi admeasuring about 786 Sq.mtrs. area, lying, being and situate at Savarkar Nagar, Panchpakhadi, Thane (W), within the limits of Thane Municipal Corporation and within the limits of Registration and Sub-Registration District of Thane. <table><tr><td>Reserve Price</td><td>Rs. 41,76,000/-</td></tr><tr><td>EMD Amount</td><td>Rs. 4,17,600/-</td></tr></table>		Reserve Price	Rs. 41,76,000/-	EMD Amount	Rs. 4,17,600/-
Reserve Price	Rs. 41,76,000/-						
EMD Amount	Rs. 4,17,600/-						
Place of Auction: - TJSB Sahakari Bank Ltd., “Madhukar Bhavan”, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604.		Date and time of Inspection of Properties 20.08.2026 between 11:00 A.M. To 05:00 P.M.	Date and Time of Auction of Properties 27.08.2026 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. 703, 7th Floor, Shree Swami Samarth, Ashirwad Apartment"** 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 **25.08.2026 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 **25.08.2026 before 05:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **27.08.2026** 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 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.
- 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). Property Tax will be paid by the Bank from the sale proceeds of the auction amount.
- 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.
- The participating bidder / successful bidder are also put to notice that one of the third party; **Mr.Ashok Kumar Ojha & Ors.** had filed Special Civil Suit bearing No.575/2016 against one Smt. Niru Sachidanand Singh & Ors. seeking declaration, possession and alternative relief for refund wherein Erstwhile Bhavani Sahakari Bank Ltd is Respondent No.4 in the said suit regarding the subject property. However, the interim application preferred by **Mr.Ashok Kumar Ojha, Plaintiff** against the Erstwhile Bhavani Sahakari Bank Ltd.(Erstwhile Respondent Bank) in the said suit was rejected vide order dated 07.06.2022 observing no relief is claimed against the bank. The main suit is pending for final adjudication.
- 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. 8655403317/9769060607/9820101101/022-26997 8542).**
- 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.

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