



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

Goa-Karnataka Recovery Office: TJSB Sahakari Bank Ltd. - 1st Floor, Lakshdeep Apts, Near Damodar Temple, Vasco-da-Gama, Goa-403802 E-Mail gokamarecovery@tjsb.co.in ☎ 8655843062

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 29.05.2024 under section 13(2)** of the said Act, to a) **M/s. Sai Interior (Proprietor: Mr. Bharat Vishnu Kambli), b) Mr. Bharat Vishnu Kambli (Borrower & Mortgagor) and c) Mrs. Medha Bharat Kambli (Guarantor & Mortgagor)**

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 property** mentioned herein below u/s **13(4) and Section 14 of the SARFAESI Act, 2002 on 06.04.2026.**

I, the undersigned as the Authorized Officer of **TJSB Sahakari Bank Ltd.**, have decided to sell the below mentioned Immovable property on **"AS IS WHERE IS BASIS"**, 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. M/s. Sai Interiors Proprietor: Mr. Bharat Vishnu Kambli ... Borrower	29.05.2024 Outstanding Amount as on	All that Premises identified as Flat bearing No. 11/F-3, admeasuring 103.00 sq. mtrs., of super built up area (including the incidence of staircase) situated on the first floor, in the building No.11 of "MODELS LEGACY" along with proportionate undivided share of land corresponding to the flat, at Taleigao, Ilhas, Goa , which building is constructed on the land admeasuring 15,900 sq.mtrs. which is part of the larger property bearing survey No. 102/0 or 102/1 of Taleigao Village, is described under land Registration (Consevatoria) under No. 13701 of Book B-36, new, not registered in the Revenue Office (Matiz), situated at Taleigao, Ilhas, Goa, Registration Sub- District of Ilhas, District of North Goa, in the state of Goa. The said property is bounded as under: On the East: By survey No. 103/5, remaining portion of the property survey No. 102. On the West: By Property bearing survey No. 104/4, 106, 105/1 and partly by survey No.79/1 and presently by road; On the North: By property bearing survey No.103/2, 104/5 and 104/6 and On the South: By road. Reserve Price : Rs.1,07,46,000.00 EMD Amount : Rs.10,74,600.00
2. Mr. Bharat Vishnu Kambli ... Borrower & Mortgagor	30.04.2024 Rs.82,74,344.62	
3. Mrs. Medha Bharat Kambli ... Guarantor & Mortgagor	(Plus further interest and cost thereon from 01.05.2024)	

Place of Auction : TJSB Sahakari Bank Ltd. Goa-Karnataka Recovery Dept., A-2, 1st Floor, Lakshadeep Apartments, Near Damodar Temple, Vasco Da Gama, Goa - 403 802

Date and time of inspection of property 08.06.2026 between 11.00 A.M. To 01 :00 P.M. and or any working day with prior approval from Authorized Officer of Bank.

Date and Time of Auction 16.06.2026 at 11 A.M.

Terms & Conditions:-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Flat No.11/F-3, first floor, in building No. 11, of Models Legacy situated at Taleigao, Ilhas, Goa" and bring/send the said offer sealed cover envelope at above-mentioned auction venue on or before 15.06.2026 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 15.06.2026 before 05:00 P.M.
- Offers so received by the undersigned will be opened and considered on 16.06.2026 at the above-mentioned auction venue as per respective time.
- The Auction Purchaser/Bidder shall be entitled to pay 1% TDS of sale price or on price as per Government ready reckoner rate/value whichever is higher in respect of secured asset(s)/immovable property(ies).
- 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 mortgaged property(ies) mentioned herein above in accordance with the **Rule 8(6) 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. 8655843062, 9076035471, 9850947099).
- 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: 08.05.2026
 PLACE: Vasco Da Gama
 Yogesh Bhale
 Senior Manager & Authorized Officer,
 Under SARFAESI Act, 2002
 For & on behalf of TJSB Sahakari Bank Ltd.