

Registered Office :- TJSB House, Plot No. 85, 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.



SALE NOTICE

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) AND RULE 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the **Borrower/Mortgagor and Guarantors** that the below described immovable property mortgaged to the secured creditor, the possession of which has been taken by the **Authorized Officer of TJSB Sahakari Bank Ltd.** under section 13(4) of the SARFAESI Act, 2002, will be sold on "As is where is", "As is What is", "Whatever there is" (Without Movables Assets) and "Without Recourse", for recovery of the outstanding balance from the **Borrower, Mortgagor & Guarantors** as per the brief particulars given hereunder:

Name of the Borrower (s) / Mortgagor (s) / Guarantor (s) along with Loan Account Nos.	Date & Time of Inspection of Property	Date and Time of Auction	DESCRIPTION OF IMMOVABLE PROPERTY
1. Mr. Ajay Vijay Ubale ...Borrower & Mortgagor 2. Mr. Sanjay Vijay Ubale ...Guarantor 3. Mr. Suresh Chirkut Khodankar ...Guarantor 4. Mr. Yashwant Umaji Shinde ...Guarantor Kaiwa Branch Loan Account nos. SS-M/014305000000492	14/10/2026 between 11 : 00 A.M to 03 : 00 P.M.	27/10/2026 at 12 : 30 R.M.	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 Dapooli, 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 Dapooli, Taluka Dapoli, Grampanchayat Mauje Dapoli, Talathi Mouje Dapoli, Panchayat Samiti Dapoli, Sub Division Taluka Dapoli Division Ratnagiri, Zilla Parishad Ratnagiri belonging to Mr. Ajay Vijay Ubale. Encumbrances (If any): Not known to the Secured Creditor. Pending Dues : Not known to the Secured Creditor.
Possession Date & Type of possession:- 17/06/2026, Physical Possession	Total amount payable Rs.17,95,435.00 as per Demand Notice dated 07/03/2026 & Total amount payable Rs.18,74,817.00 as on 31/08/2026 plus further interest and charges thereon from 01.09.2026		
Reserve Price: Rs.14,90,000.00 EMD Amount: Rs.1,49,000.00	Place of Auction:- TJSB Sahakari Bank Ltd., Dapoli Branch, Shop No. 1 & 2, Ground Floor, Manwa Heritage, Bazar Peth, Familymal, Dapoli - 415 712.		

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. House No B-2, 'Swami Villa', village Dapooli, 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 26/10/2026 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 26/10/2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 27/10/2026 at the above-mentioned auction venue at 12 : 30 P.M.
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
- 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 7 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. 8422936872, 8097441834).**
- The Auction will be finalized by the **Authorized Officer** on behalf of Bank. The Bank does not authorize any other person or agency for the said auction.
- For detailed terms and conditions of the auction sale is available with the Bank's Website i.e. <https://www.tjsb.bank.in/Auctions1>

Note:- This is also a 15 days' notice under Rule 8(6) read with Rule 9 to the Borrower/Mortgagor/Guarantors of the above said loan account about sale through tender /inter se bidding on the above-mentioned date.

Sd/-

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

Date : 01.10.2026
Place : Thane.

