



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6936 8500
Regional Recovery Office: - 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.
Ph. 020- 24223531/32, 7208932034, 72089 31332

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 31/08/2024 under section 13(2)** of the said Act, to **Mr. Palashikar Nilesh Laxman (Borrower) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 31,98,113.52 (Rupees in words Thirty One Lakhs Ninety Eight Thousand One Hundred Thirteen and Fifty Two Paise only)** as on **31/07/2024 with further interest from 01/08/2024** 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 **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 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 Properties
To, 1. Mr. Palashikar Nilesh Laxman Borrower and Mortgagor 2. Mr. Kudalkar Veekrant Vitthal ...Guarantor PRO Recovery , Pune Loan Account No. PSSR-018303900000020	All that Piece and Parcel of the Residential Unit No. 1006 admeasuring about 51.41 Sq.Mtrs. i.e. 553.4 Sq.Fts. carpet + adjacent terrace admeasuring about 87.41 Sq.Ft. i.e. 8.12 Sq.Mtrs. + Dry Balcony admeasuring about 13.13 Sq.Fts. i.e. 1.21 Sq.Mtr. upon Tenth Floor of the scheme known as "Shubhaarambh" together with one car parking space admeasuring about 9 Sq.Mtrs. upon Ground Floor and the said project is being constructed upon land admeasuring about 2200 Sq.mtrs. out of S.No. 27 Hissa No. 1 (New S.No. 27/1/2) and land admeasuring about 500 Sq.mtrs. out of S.No. 29 Hissa No. 1 (New S.No. 29/1/2) situated at Village Alandi Devachi, Tal- Khed, Dist. -Pune within the local limits of Grampanchayat Alandi Devachi, Panchayat Samiti Khed, Zilla Parishad Pune and also within the jurisdiction of Sub-Registrar Khed, Tal- Khed, Dist-Pune. (Flat owned by Mr. Palashikar Nilesh Laxman)
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037.	Reserve Price: - Rs. 35,30,000/- EMD Amount :- Rs.3,53,000/-
Date and time of Inspection of Property :	02/09/2026 between 11.00 A.M. To 02:00 P.M.
Date and Time of Auction of Property :	09/09/2026 at 11:00 A.M.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immoveable property i.e. Unit No. 1006 at "Shubhaarambh" Alandi Devachi, Pune of Mr. Palashikar Nilesh Laxman"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **08/09/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000002 , IFSC Code TJSB0000001 on or before 08/09/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **09/09/2026** at the above-mentioned auction venue at **11.00 A.M.**
- The undersigned reserves his right to accept or reject any offer and/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 separately available with office of **Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST, Total Rs. 118/- (Contact No. 7208932034, 72089 31332).**
- 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/-
Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

Date: 05/08/2026
Place: Pune