



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 / 7208931332.

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 21/08/2024** under section 13(2) of the said Act, to **Mr. Bhosale Shrikant Ashok (Borrower) and Mrs. Bhosale Laxmi Ashok (Co-Borrower) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 21,39,128.00 (Rupees in words Twenty One Lakhs Thirty Nine Thousand One Hundred Twenty Eight 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 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
1. Mr. Bhosale Shrikant Ashok Borrower and Mortgagor 2. Mrs. Bhosale Laxmi Ashok Co-Borrower and Mortgagor 3. Mr. Shirke Vikas Shivram Guarantor 4. Mr. Rasal Ajit Bhanudas Guarantor Satara Branch, Satara Loan Account No. SS-M-055305000000059	All that piece and parcel of land and building lying, being and situated at, District Satara, Taluka Satara, Mouje Kondave, S. No. 198/2, having area of 1500 Sq. Mtrs. on which Unique Heights Building constructed, of that building Flat No. 401, on Fourth Floor having area of 79.46 Sq. Mtrs./ 855 Sq. Ft. including balcony, terrace and proportionate area having Boundaries as follows : On towards East : Flat No. 408, On towards West : Marginal space of the building, On towards North : Passage and Flat No. 402, On towards South : Marginal Space of the building. (Flat owned by Mr. Bhosale Shrikant Ashok and Mrs. Bhosale Laxmi Ashok)
Place of Auction : TJSB Sahakari Bank Ltd., Plot no 13, Lahoti Complex, 288 Karanje, Radhika Road, Near Kadam Petrol Pump, Satara 415001.	Reserve Price: - Rs. 23,00,000/- EMD Amount :- Rs. 2,30,000/-
Date and time of Inspection of Property :	20/04/2026 between 11.00 A.M. To 2:00 P.M.
Date and Time of Auction of Property :	28/04/2026 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. Flat no. 401 of Mr. Bhosale Shrikant Ashok and Mrs. Bhosale Laxmi Ashok"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **27/04/2026 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 **27/04/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **28/04/2026** 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 **15 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 **07 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 / 7208931332.).**
- 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 15 days' notice to the Borrower / Mortgagor / Guarantors of the above said loan accounts.

Date: 10/04/2026

Place: Pune

Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.