



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, Ph. 022-6936 8500
Regional Recovery Office :- Pune Regional Recovery Cell: 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 03/05/2025 under section 13(2)** of the said Act, to **Mr. Chetan Suresh Kusekar (Borrower)**.

The Borrower & Mortgagor have not repaid the amounts of **Rs. 30,42,707.00 (Rupees in words Thirty Lakhs Forty Two Thousand Seven Hundred Seven only)** as on **30/04/2025** with further interest from **01/05/2025** 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) 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
Mr. Chetan Suresh Kusekar Borrower and Mortgagor Ravet Branch, Pune Loan Account No. PSS-M /13930390000025	All that piece and parcel of Flat No. 305 upon Third Floor , admeasuring about 38.74 Sq.Mtrs, carpet with enclosed Balcony attached + Terrace admeasuring about 3.30 Sq.Mtrs. in the building known as "Swayambhu Srushti" along with parking area admeasuring about 9.29 Sq.Mtrs. and the said building is constructed upon land admeasuring about 25 Aar out of Gat No. 62 totally admeasuring about 00 H 98 Aar situated at Village Uruli Kanchan, Taluka Haveli, District Pune, within the jurisdiction of Sub-Registrar Haveli, Registration District Pune and within the limits of Zilla Parishad Pune, Panchayat Samiti Haveli, Grampanchayat Uruli Kanchan (Flat owned by Mr. Chetan Suresh Kusekar)
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.	Reserve Price :- Rs. 22,80,000/- EMD Amount :- Rs. 2,28,000/-
Date and time of Inspection of Property :	21/01/2026 between 11.00 A.M. To 02:00 P.M.
Date and Time of Auction of Property :	28/01/2026 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. 305 of Mr. Chetan Suresh Kusekar"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **27/01/2026 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 **27/01/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **28/01/2026** 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 / 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 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: 17/12/2025

Place: Pune