



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 **Securitization & 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 **Mr. Gaikwad Ketan Hiralal (Borrower/Mortgagor)** and **Mrs. Gaikwad Dhanalaxmi Ketan (Co-borrower/Mortgagor)**.

The Borrower & Mortgagor have not repaid the amount of **Rs. 69,62,293.00 (Rupees Sixty-Nine Lakh Sixty-Two Thousand Two Hundred Ninety-Three Only)** as on 30/04/2024 with further interest from **01/05/2024** 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) of the said Act**.

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 Immoveable Property with Reserve Price and EMD Amount		
To, 1. Mr. Gaikwad Ketan Hiralal ...(Borrower/Mortgagor) 2. Mrs. Gaikwad Dhanalaxmi Ketan ...(Co-Borrower/Mortgagor) PRO - Recovery, Pune Loan Account No. 08430500000077	All that piece and parcel of Unit bearing No. 802 admeasuring about 94.760 Sq. Mtrs. i.e. 1020 Sq. fts. Carpet inclusive of balconies/ terraces adjacent/ appurtenant and upon adjacent terrace admeasuring about 1065 Sq. Fts. i.e. 98.940 Sq. Mtrs. upon Eight Floor of the building known as Platinum Heights constructed upon land bearing S. No. 19/1/1/1/1, 2, 5, 6, 7, 8, 9, 10 and 19/1/1/12 and 13 situated at village Undri, Taluka Haveli, Dist. Pune situated within limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli and the said land is bounded as under: - On or Towards East: - By Property of Mr. Chaudhary and others, On or Towards South: - By Part of S. No. 19, On or Towards West: - By Shivajinagar Co-op Housing Society, On or Towards North: - By Shivajinagar Co-op Housing Society. (Flat Owned by Mr. Gaikwad Ketan Hiralal & Mrs. Gaikwad Dhanalaxmi Ketan.) Reserve Price : Rs. 78,00,000.00 EMD Amount : Rs. 7,80,000.00		
Place of Auction : TJSB Sahakari Bank Ltd., 1st Floor, 692 / 693, Chapalkar Centre, Chapalkar Colony, Market Yard Road, Pune- 411037.	<table> <tr> <td> Date and time of Inspection of Property : 08/06/2026 between 11.00 a.m. to 2.00 p.m. </td> <td> Date and Time of Auction of Property : 15/06/2026 at 11.00 a.m. </td> </tr> </table>	Date and time of Inspection of Property : 08/06/2026 between 11.00 a.m. to 2.00 p.m.	Date and Time of Auction of Property : 15/06/2026 at 11.00 a.m.
Date and time of Inspection of Property : 08/06/2026 between 11.00 a.m. to 2.00 p.m.	Date and Time of Auction of Property : 15/06/2026 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. Flat No. 802 of Mr. Gaikwad Ketan Hiralal and Mrs. Gaikwad Dhanalaxmi Ketan**" and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before **12.06.2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., payable at Pune on or before 12.06.2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **15/06/2026** 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 **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. 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: 26/05/2026
Place: Pune

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