



Registered Office : TJSB House, Plot No. B 5,
Road No. 2, Wagle Industrial Estate,
Thane (W) - 400604, Ph. 022-6936 8500

Pune Regional Recovery Cell : 1st floor, 692/693, Chaphalkar Centre,
Chaphalkar Colony, Market Yard Road, Pune-37.
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 28.12.2021 under section 13(2) of the said Act, to Smt. Minakshi Ravi Waghmare (Borrower & Mortgagor) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amount of **Rs. 26,29,996.00 (Rupees Twenty Six Lakh Twenty Nine Thousand Nine Hundred Ninety Six Only)** as on **30/11/2021 with further interest from 01/12/2021** 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 Property/(ies)
1. Smt. Waghmare Minakshi Ravi ... Borrower/Mortgagor 2. Mr. Adaskar Vinod Tukaram ... Guarantor 3. Mr. Waghmare Ravi Rajendra (Deceased) ... Guarantor Recovery Dept., Pune Loan Account No. SSR/027305304200106	All that piece and parcel of property being Flat No. 602 , admeasuring built up area 592 Sq.Ft. (i.e. 55.01 Sq.Mtrs.) on Sixth Floor in the building known as "Dwaraka" constructed on Survey No. 51, Hissa No. 6 & 7 situated at Village-Dehu, Taluka-Haveli, District-Pune. (Flat owned by Smt. Waghmare Minakshi Ravi)
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37.	Reserve Price : Rs. 12,80,000.00 EMD Amount : Rs. 1,28,000.00
Date and time of Inspection of Property	04/06/2026 between 11.00 A.M. To 2:00 P.M.
Date and Time of Auction	11/06/2026 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. 602 of Smt. Waghmare Minakshi Ravi"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue **on or before 10/06/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order/NEFT/RTGS to Account No. 001995200000002, IFSC Code - TJSB0000001 on or before 10/06/2026 before 05:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **11/06/2026** 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 **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.

Sd/-

Authorized Officer,

Under SARFAESI Act, 2002.

Date: 19/05/2026

Place: Pune

For & on behalf of TJSB Sahakari Bank Ltd.