



Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Ph. 022-2587 8500

Goa-Karnataka Recovery Department:- TJSB Sahakari Bank Ltd. 1st Floor, Lakshdeep Apartment, Near Damodar Temple, Vasco-da-Gama, Goa - 403802 Ph. 8655403317.

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 28.08.2024 under section 13(2) of the said Act, to **1. Mr. Ranjith P (Borrower & Mortgagor) 2. Mr. Sam Willingson (Guarantor) and 3. Mr. Ravi R (Guarantor)**.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the Demand Notice within the 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 Immovable 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)	Date of Demand Notice & O/s. Amount	Description of Immovable Property with Reserve Price and EMD Amount
To, 1) Mr. Ranjit P ... Borrower & Mortgagor 2) Mr. Sam Willingson ... Guarantor 3) Mr. Ravi R ... Guarantor (Rajaji Nagar Branch - Bengaluru) Loan Account No. SS-M/115305000000064 PSLN-M/115303500000120	Demand Notice Date 28/08/2024 Outstanding Amount as on 31/05/2024 Rs.52,63,578.00 (Plus further interest and cost thereon from 01.06.2024)	All the piece & parcel of Residential Apartment bearing No.GF-03, Ground Floor, measuring 1065 sq.ft. super built up area with tiles flooring, main door and other doors/windows are of sal wood, on covered car parking place, part of multistoried residential apartment known as "SREE SAI ENCLAVE", Property No.139/C, Sy No.5, Seegehalli Village, K. R. Puram, Hobli, presently within the limits of BBMP, New ward No. 53, New ward Name: Basavanapura Ward and within the jurisdiction of Shivajinagara, Bangalore East. Reserve Price : Rs. 66,70,000.00 EMD:- Rs. 6,67,000.00
Place of Auction : TJSB Sahakari Bank Ltd. Rajaji Nagar Branch, Property no. 6, Municipal No. 6/112, 1st Main, 1st Block Ward no 14, Rajaji Nagar, Dr. Rajkumar Road, Bangalore East- 560010.	Date and time of Inspection of Property : 01/12/2025 between 11.00 A.M. To 02:00 P.M.	Date and Time of Auction of Property : 11/12/2025 at 11:00 A.M.

Terms & Conditions:-

- The offer to be submitted in a sealed envelope super scribed, "**Offer for purchase of Residential Apartment No.GF-03, Sree Sai Enclave, Seegehalli Village, K. R. Puram, Hobli, Bangalore East**" and bring/send the said offer sealed cover envelope at above-mentioned auction venue on or before **10.12.2025 before 05.00 P.M.** by the prospective bidder & EMD amount to be transferred through RTGS/NEFT to Account No. 0019952000000006, IFSC Code - TJSB0000001 on or before **10.12.2025 before 05:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **11.12.2025** at the above-mentioned auction venue as per respective time.
- The Auction Purchaser/Bidder shall be entitled to pay **1% TDS** of sale price or on price as per Government ready reckoner rate/value whichever is higher in respect of secured asset(s)/immovable property(ies).
- 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 mortgaged property(ies) 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. 9136677811, 8655403317, 8660627843, 9880561083, 9850947099).
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
- 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.

Date: 01/11/2025,
Place: Vasco Da Gama

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