

HO Recovery Office : 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West) - 400 604. Tel.: 022-6997 8594/700/752.

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** (In short "SARFAESI Act, 2002") and the rules made there under has issued **Demand Notice** on 02.08.2019 under section 13(2) of the said Act, to i. Mrs. Sneha Santosh Chalke ii. Mr. Santosh Jagannath Chalke and others.

The Borrowers, Mortgagors & Guarantors have not repaid the amount of **Rs.10,87,703.00 (Rupees Ten Lakhs Eighty Seven Thousand Seven Hundred Three Only)** as on 31.07.2019 with further interest from 01.08.2019 and 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 said property on "**AS IS WHERE IS BASIS**", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
<p>1. Mrs. Sneha Santosh Chalke ... Borrower & Mortgagor 2. Mr. Santosh Jagannath Chalke ... Borrower & Mortgagor 3. Mr. Shallesh Eknath Chalke ... Guarantor</p> <p>(HO RECOVERY DEPT.) Loan Ac Nos. 1/SSR-200916 & 1/SSR/200917</p>	<p>Flat No. B-306 having an area about 350 sq. ft. carpet equal to 32.52 sq. mtrs. build up along with terrace admeasuring 350 sq. ft. carpet equal to 32.52 sq. mtrs. i.e. 65.05 sq. mtrs. carpet area (which is inclusive of the area of balconies and proportionate common areas) located on third floor in the wing B, in the building known as Neelkanth B constructed on the plots of land bearing No. 53, 54, 55, 56, 57, 58 & 59 total area admeasuring about 2092 sq. mtrs out of Gut No. 35P, Gut No. 36, Gut No. 41, Gut No. 42/3 & Gut No. 44/P lying, being and situated at village Alonda-Sajan Tal. Panchayat samiti Vikramgad, Dist. Thane.</p>
<p>Place of Auction : TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) - 400 604.</p>	<p>Reserve price : Rs. 5,74,000.00 EMD Amount : Rs. 57,400.00</p>
<p>Date and Time of Inspection of Property</p>	<p>22.08.2024 between 11:00 A.M. To 2:00 P.M.</p>
<p>Date and Time of Auction of Property</p>	<p>29.08.2024 at 11:00 A.M.</p>

TERMS & CONDITIONS :-

1. The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property of Mrs. Sneha Santosh Chalke & Mr. Santosh Jagannath Chalke" and bring/send the said offer in sealed envelope at the above-mentioned Auction venue on or before 28.08.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transferred by DD/Pay Order in favour of TJSB Sahakari Bank Ltd., payable at Mumbai Or RTGS to Account No. 001995200000001, IFSC Code TJSB0000001 on or before 28.08.2024 before 5:00 P.M.
2. Offers so received by the undersigned will be opened and considered on 29.08.2024 at the above-mentioned venue at 11:00 A.M.
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. 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) (if 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.
5. 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.
6. Tender form 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 Nos. 8422918084/9323220042/022-6997 8594/700/752.).
7. 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 Borrowers/ Mortgagors/ Guarantors of the above said loan accounts.

Date : 07.08.2024

Place : Thane

Sd/-

Authorized Officer

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.