

PUBLIC AUCTION

Erstwhile, Citizen Co-operative Bank Ltd. (Amalgamated bank) stands merged with the TJSB Sahakari Bank Ltd. Vide order dated 10.02.2025, sending hereby this public auction Notice.

Erstwhile, Citizen Co-operative 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** as per details given below in table under section 13(2) of the said Act, to **M/s. B. M. Bar N Restaurant Prop. Smt. Kavita Prashant Borkar (Borrower & Mortgagor) 2. Mr. Prashant Bhagwant Borkar (Guarantor) 3. Mr. Siddharath Shrikant. Wadekar (Guarantor)**

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the **Demand Notice** within the stipulated period. Hence, the Authorized Officer of **Erstwhile, Citizen Co-operative Bank Ltd.** had taken **physical possession** of the immovable property u/s. 13(4) & Section 14 of the SARFAESI Act, 2002

I, the undersigned as the **Authorized Officer of TJSB Sahakari Bank Ltd.**, have decided to sell the mortgage secured asset (S)/ 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
1) M/s. B. M. Bar N Restaurant Prop. Smt. Kavita Prashant Borkar (Borrower & Mortgagor) 2) Mr. Prashant Bhagwant Borkar (Guarantor) 3) Mr. Siddharath Shrikant Wadekar (Guarantor) Hari Mandir Branch - Margao Loan Account Nos. : 185/LTE/58 & 185/ODA/ 5000079	Demand Notice Date 05.04.2019 Outstanding Amount as on 31.03.2019 Rs. 39,21,896.00 (Plus further interest, cost and charges thereon)	All that Shop No. A-G-I, adm. 24.84 sqm. (double height) is located on the Ground Floor of the building named 'Roque Carmo Apartment' situated at Borda, within the jurisdiction of Margao Municipal Council, District of South Goa and Sub-District of Salcete and State of Goa, constructed in the property known as *ADICAO SUL (Southern part)" enrolled in the Taluka Revenue Office under Matriz No.571, surveyed under Chalta No.61 of P.T. Sheet No.152 of Margao city. The property "Adicao Sul" erstwhile formed part of the property known as "URBANO DAS CASAS DA MORADA COM SEU PATEO E QUINTAL E VERBENTES" described in the Land Registration Office under No.44086 new series and is Bounded as under : On the East : By the outer wall of the building and then by open space. On the West : By Shop No. A-G-2. On the North : By the outer wall of the building along with entrance. On the South : By dead wall of the building Reserve Price: - Rs. 42,00,000.00 EMD :- Rs.4,20,000.00
Place of Auction : - TJSB Sahakari Bank Ltd., Hari Mandir Branch - Margao, Dalal Commercial Complex, Opp. Hari Mandir, Margao, Goa - 403 601	Date and time of Inspection of Property : 06.08.2025 Between 11:00 A.M. To 02:00 P.M.	Date and Time of Auction of Property : 12.08.2025 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. Shop No. A-G-I, 'Roque Carmo Apartment' situated at Borda, Margao"** and bring/send the said offer sealed cover envelope at **"TJSB Sahakari Bank Ltd., Hari Mandir Branch - Margao, Dalal Commercial Complex, Opp. Hari Mandir, Margao, Goa - 403 601"** on or before **11.08.2025 before 05.00 P.M.** by the prospective bidder & EMD amount to be transferred by **NEFT/RTGS to Account No. 001995200000006, IFSC Code TJSB0000001** on or before **11.08.2025 before 05:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **12.08.2025** 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.** 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.**
- 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. 8655403317 & 7700929823).**
- 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: 26/07/2025,
Place: Vasco Da Gama

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