

Goa-Karnataka Recovery Department:- A-2, 1st Floor, Lakshdeep Apartments, Near Damodar Temple, Vasco Da Gama, Goa-403 802. E-Mail ID-gokarnarecovery@tjsb.co.in

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. Jaffar Textiles Prop. Mr. Jaffar Sale Mohammed (Borrower & Mortgagor) 2. Ms. Shamim Banu Jaffer (Guarantor) 3. Mr. Suresh M. Pujari (Guarantor)

The Borrower, Mortgagor & Guarantors have not repaid the amount as stated in the **Demand Notice** within the stipulated period. Hence, the Authorized Officer of **Erstwhile, Citizen Co-operative Bank Ltd.** had taken the **Physical Possession of the immovable property u/s 13(4) 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. Jaffar Textiles Prop. Mr. Jaffar Sale Mohammed ... Borrower & Mortgagor 2. Ms. Shamim Banu Jaffer ... Guarantor 3. Mr. Suresh M. Pujari ... Guarantor Hari Mandir Branch - Margao Loan Account No. 185/LTE/59	Demand Notice Date 07.01.2020 Outstanding Amount as on 31.12.2019 Rs.14,65,101.00 (Plus further interest, cost and charges thereon)	All that Shop No. A-12, Aisha Apartment , admeasuring built-up area of 11.62 sq.mtrs. situated on the ground floor of the building-A , constructed in the property known as COLMORODA (Adicao de Poente) admeasuring 4197 sq. mtrs., situated at Navelim , within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, under No. 36904 of Book B-95, New Senes, enrolled in the Taluka Revenue Office under Matriz No. 528 and surveyed in the office of City Survey Margao under Chalta No. 1 to 10 and 29 of P. T. Sheet No.299 and 293 resp.is bounded as under; East:- by Shop No.13, West:- by Shop No.11, North:- by Shop No. 9 & 13, South:- by front set back Reserve Price :- Rs. 16,22,000.00 EMD :- Rs. 1,62,200.00

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	29/07/2025 Between 11:00 A.M. To 2:00 P.M.
Date and Time of Auction of Property	05/08/2025 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-12, Aisha Apartment, COLMORODA, situated at Navelim, 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 **04.08.2025 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 04.08.2025 before 05:00 P.M.**
 - Offers so received by the undersigned will be opened and considered on **05.08.2025** 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.**
 - 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. 8655403317).**
 - 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/-

Date : 17/07/2025

Place : Vasco Da Gama

**Authorised Officer
Under SARFAESI Act, 2002
For & On Behalf Of TJSB Sahakari Bank Ltd.**