

Registered Office :- TJSB House, Plot No. B5,  
Road No. 2, Wagle Industrial Estate,  
Thane (West)-400604., ☎ 022-2587 8500

**TJSB SAHAKARI**  
**BANK LTD.** MULTI-STATE  
SCHEDULED BANK

**Ho Recovery Office :** Madhukar Bhavan, Recovery Department, 3<sup>rd</sup> Floor,  
Wagle Estate Road No.16, Thane (West) -400604., ☎ 022-2583 8738/39/40

## **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 02.11.2023 under section 13(2)** of the said Act, to **Mr. Chauhan Dinesh Vinod (Borrower & Mortgagor), Smt. Chouhan Ganga Vinod (Co-Borrower & Mortgagor), Mr. Chouhan Kushal Vinod (Guarantor) & Mr. Bhambani Deepak Kishinchand (Guarantor)**.

The Borrower & Mortgagor have not repaid the amount of **Rs.19,13,806.16 (Rupees Nineteen Lakhs Thirteen Thousand Eight Hundred Six and Paise Sixteen Only)** as on **31.10.2023** with further interest from **01.11.2023** 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.

<b>Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)</b>	<b>Description of Immovable Property</b>
<b>1. Mr. Chauhan Dinesh Vinod ...(Borrower &amp; Mortgagor)</b> <b>2. Smt. Chouhan Ganga Vinod ...(Co-Borrower &amp; Mortgagor)</b> <b>3. Mr. Chouhan Kushal Vinod ...(Guarantor)</b> <b>4. Mr. Bhambani Deepak Kishinchand ...(Guarantor)</b>  <b>Ulhasnagar Branch Loan Account No. 108/SS-M/21</b>	<b>Flat No. 707</b> , 7th Floor, in the building known as "Krishna Empire" area adm. 30.90 sq. mtrs. i.e.333 sq.ft (Carpet area exclusive of Balconies and inclusive of Cupboard area), constructed on land bearing Survey No. 38, Hissa No. 3A, area adm. 0-10-5 H-R-P, Survey No. 38, Hissa No. 3A/1, area adm. 0-05-0 H-R-P, Survey No. 38, Hissa No. 3A/2, area adm. 0-02-0 H-R-P, Survey No. 38, Hissa No. 3A/3, area adm. 0-05-0 H-R-P, Survey No. 26, Hissa No. 12/A/1, area adm. 0-05-0 H-R-P and Survey No. 38, Hissa No. 3/A2 area adm. 0-13-0 H-R-P, respectively situated at Grampanchayat Village-Varap, Taluka-Kalyan, Dist. Thane, Taluka and Sub-Registration Kalyan, District Registration Thane and within the limits of Grampanchayat Varap & Assistant Director, Town Planning Thane. – Owned by Mr. Chauhan Dinesh Vinod & Smt. Chouhan Ganga Vinod.
<b>Place of Auction :</b> <b>TJSB Sahakari Bank Ltd.</b> , "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West)-400604.	<b>Reserve price: Rs. 22,34,000.00</b> <b>EMD Amount: Rs. 2,23,400.00</b>
<b>Date and time of Inspection of property</b>	<b>26.04.2024,</b> <b>between 11:00 A.M. To 02:00 P.M.</b>
<b>Date and Time of property Auction</b>	<b>09.05.2024 at 11:00 a.m.</b>

### **TERMS & CONDITIONS :**

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property of Mr. Chauhan Dinesh Vinod (Borrower & Mortgagor) & Smt. Chouhan Ganga Vinod (Co-Borrower & Mortgagor)"** and bring/send the said offer in sealed cover envelope at the above-mentioned auction venue on or before **08.05.2024 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer 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 **08.05.2024 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **09.05.2024** at the above-mentioned 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) (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**
- 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.**
- Bank shall bear the following expenses pertaining to the Secured Asset:**
  - Builder's Pending Dues consisting of Sale Consideration Value worth Rs.1,23,362.00 will be borne by Bank.
  - Pending Maintenance Charges related to the Flat upto Rs.30,000.00 will be borne by Bank.
  - Pending Electricity Bill, Water Bill, Property tax pertaining to the flat will be borne by Bank maximum upto Rs.50,000/- or at actuals whichever is less.
- 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. 8655403317/9820043794).**
- 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 Borrowers/Mortgagors/Guarantors of the above said loan accounts.**

Sd/-

(AUTHORISED OFFICER)

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date : 06.04.2024.

Place: Thane.

