

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



Ho Recovery Office : Madhukar Bhavan, Recovery Department, 3rd Floor,
Wagle Estate Road No.16, Thane (West) -400604. ☎ 022 6997 8731/38/39/40

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 **29.11.2024** under section 13(2) of the said Act, to **M/s. Unique International- Prop. Mr. Sayyed Siddique Basheerahmed (Borrower), Mr. Sayyed Siddique Basheerahmed (Borrower, Mortgagor & Guarantor) & Mrs. Sayyed Tahseen Siddique (Guarantor).**

The Borrower ,Mortgagor & Guarantor have not repaid the amount of **Rs.2,44,71,031.63 (Rupees Two Crores Forty-four Lakhs Seventy One Thousand Thirty One & Paise Sixty Three Only)** as on **31.10.2024** with further interest from **01.11.2024** mentioned in the said **Demand Notice** within stipulated period. Hence, the Authorized Officer has taken the **Symbolic Possession of the immovable property** mentioned herein below u/s 13(4) of the **SARFAESI Act, 2002.**

I, the Undersigned, 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 Immovable Property
1. M/s. Unique International (Prop. Mr.Sayyed Siddique Basheedahmed) ...Borrower 2. Mr. Sayyed Siddique Basheerahmed ...Borrower & Mortgagor 3. Mrs. Sayyed Tahseen Siddique ...Guarantor Chandivali Branch Loan Account Nos. CC/089130100000003, SAHAYOG2/089307400000001, WCTL-M/089305900000001, FITL/089308500000001 & SS-M/089305000000021	Equitable Mortgage of All that piece and parcel of immovable properties in the form of Flat No. A/603 having an area admeasuring 364 sq. ft. carpet area equivalent to 33.82 sq. mtrs. located on sixth floor along with an open car parking in the said building known as 'Regency Park Co-operative Housing Society Ltd.', constructed on the Plots of land bearing CTS No. 36A, 50A/1 and 52-A/1, lying, being and situate at Nahar Amrit Shakti Chandivali, Taluka Kurla, Registration District and Sub-District of Mumbai City and Mumbai Suburban – owned by Mr. Sayyed Siddique Basheerahmed.
Place of Auction : TJSB SAHAKARI BANK LTD., Madhukar Bhavan, Recovery Department, 3 rd floor, Wagle Estate Road no. 16, Thane West – 400 604.	Reserve Price: Rs. 1,01,35,000.00 EMD Amount: Rs. 10,13,500.00
Date and time of Inspection of property	25.08.2025 at 11:00 a.m.
Date and Time of property Auction	As per prior appointment of authorized officer

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, **“Offer for purchase of Immovable property i.e. Flat No. A/603 Regency Park CHSL, Chandivli, Mumbai of Mr. Sayyed Siddiqui Basheerahmed”** and bring/send the said offer sealed cover envelope at the above-mentioned venue on or before **22.08.2025 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **DD/Pay Order or RTGS** to **Account No. 001995200000001, IFSC Code TJSB0000001** in favour of **TJSB Sahakari Bank Ltd., payable at Thane** on or before **22.08.2025 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **25.08.2025** at the above-mentioned venue **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 **30 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 **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. 8108163932/8422936872/9987779354).**
- 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.

Sd/-

(AUTHORISED OFFICER)
Under SARFAESI Act, 2002

Date : 19.07.2025
Place: Thane.



For & on behalf of TJSB Sahakari Bank Ltd.