



Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, **Ph. 022-6936 8500**
Pune Regional Recovery Cell: 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.
Ph. (020- 24223531/32, 7208932034).

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 Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** and the rules made there under has issued **Demand Notice on 25/08/2023** under section 13(2) of the said Act, to **Mr. Mane Amey Rajendra (Borrower/Mortgagor), Mrs. Bhanage Shweta Balkrishna (Alias Mrs. Mane Shweta Amey) (Co-Borrower/ Mortgagor), Mr. Mangale Akash Somnath (Guarantor).**

The Borrower & Mortgagor have not repaid the amount of **Rs. Rs. 60,11,314.00 (Rupees Sixty Lakh Eleven Thousand Three Hundred Fourteen Only)** as on **31/07/2023 with further interest from 01/08/2023** 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 SARFAESI Act, 2002.**

I, the undersigned as the Authorized Officer of **TJSB Sahakari Bank Ltd.,** have decided to sell the below mentioned 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)	Description of Immovable Properties
1. Mr. Mane Amey Rajendra - (Borrower/Mortgagor) 2. Mrs. Bhanage Shweta Balkrishna (Alias Mrs. Mane Shweta Amey) - (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath - (Guarantor) (PRO – Recovery, Pune) Loan Account No. SSR 1034305000000251	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as “Meghraj” being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation – (Flat owned by Mr. Mane Amey Rajendra & Mrs. Bhanage Shweta Balkrishna (Alias Mrs. Mane Shweta Amey).
Place of Auction : TJSB Sahakari Bank Ltd, 1st Floor, Recovery Department, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037.	Reserve Price: - Rs. 27,32,000.00 EMD Amount :- Rs. 2,73,200.00
Date and time of Inspection of Property :	20/08/2025 between 11.00 A.M. To 2:00 P.M.
Date and Time of Auction of Property :	25/08/2025 at 11:00 A.M.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **“Offer for purchase of Immoveable property i.e. Flat No. 04 of Mr. Mane Amey Rajendra (Borrower/Mortgagor), Mrs. Bhanage Shweta Balkrishna (Alias Mrs. Mane Shweta Amey) (Co-Borrower/ Mortgagor)”** 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/RTGS to Account No. 001995200000002, IFSC Code TJSB0000001 in favour of TJSB Sahakari Bank Ltd., payable at Pune 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 abovementioned 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. 7208932034).**
- 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/-
Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

Date: 04/08/2025
Place: Pune