

Business Standard



Saraswat Bank

Saraswat Co-op. Bank Ltd.
(Multi-State Scheduled Bank)

Zone V: Mustifund Sauntha Bldg.,
Dr. Dada Vaidya Road, Panjim, Goa 403 001.
Tel. No. 0832 2430907
mobile: 8806171275 / 9561957099

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of **Saraswat Co-op. Bank Ltd.** has taken over possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS"** as specified hereunder:

Name of Borrower, Co-Borrower, Guarantor/ Mortgager, Legal Heir (if applicable)	A. Date of Notice B. Possession Type/Date C. Demand Amount	Description of Assets	I. Reserve Price
			II. EMD
			III. Bid increment Amount
			Date / Time of Inspection
			Last date / time for EMD & KYC submission
Borrowers/Mortgagers Mr. Santosh Hanmant Jagtap Guarantors/Mortgagers Mrs. Poonam Santosh Jagtap	01.03.2023 Physical / 26.03.2025 Rs. 9,16,156.39* as on 28.02.2023 with further interest / charges thereon.	Flat No 103, on First Floor, admeasuring 530 Sq. Fts. (49.25 Sq. mts.) Built-Up i.e 393 Sq Fts carpet in the building named as "Prince Residency" constructed on Survey No 25 (Old S. No. 210), Hissa No. 2/10/1, At Village Tiwandewadi, within limits Grampanchayat Shirgaon, Taluka & District - Ratnagiri.	Date / Time of E-Auction
			Rs.10.25 Lakhs Rs. 1.05 Lakhs** Rs. 0.25 Lakhs
			25.09.2025 11.00 a.m. to 12.00 p.m.
			14.10.2025 upto 5.00 p.m.
			16.10.2025 3.00 p.m. to 5.00 p.m.

*With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and/or realization.

** The successful bidder shall have to deposit 25% of the final bid amount not later than next working day.

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at <https://sarfaesi.auctiontiger.net>

STATUTORY 15 DAYS NOTICE TO THE BORROWER/MORTGAGOR / GUARANTORS AS PER RULE 8(6) of SARFAESI ACT, 2002

The notice is also a mandatory notice of 15 (Fifteen) days to the Borrower/Mortgagor/Guarantors/ of the a^l loan account. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, Informing them about holding auction/sale on the above referred date and time with the advice to redeem Secured Assets if so desired by them, by paying the outstanding dues as mentioned hereinabove along with further interest, cost & expenses, as per the rules/conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Assets shall at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Date: 19.09.2025,
Place: Panaji

Sd/-
AUTHORISED OFFICER
Saraswat Co-op Bank Ltd.



Saraswat Co-op. Bank Ltd.
(Multi-State Scheduled Bank)

Zone V: Mustifund Saunsta Bldg., Dr. Dada Vaidya Road, Panjim, Goa 403 001.
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Sr. No.	Name of Borrower, Co-Borrower, Guarantor/Mortgager, Legal Heir (if applicable)	A. Date of Notice B. Possession Type/Date C. Demand Amount	Description of Assets	I. Reserve Price
				II. EMD
				II. Bid increment Amount
				Date / Time of Inspection
1.	<u>Borrowers/Mortgagers</u> Mr. Santosh Hanmant Jagtap <u>Guarantors/Mortgagers</u> Mrs. Poonam Santosh Jagtap	01.03.2023 Physical / 26.03.2025 Rs. 9,16,156.39* as on 28.02.2023 with further interest / charges thereon.	Flat No 103, on First Floor, admeasuring 530 Sq. Fts. (49.25 Sq. mts.) Built-Up i.e 393 Sq Fts carpet in the building named as "Prince Residency" constructed on Survey No 25 (Old S. No. 210), Hissa No. 2/10/1, At Village Tiwandewadi, within limits Grampanchayat Shirgaon, Taluka & District - Ratnagiri.	Rs.10.25 Lakhs
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				25.09.2025 11.00 a.m. to 12.00 p.m.
				14.10.2025 upto 5.00 p.m.
				16.10.2025 3.00 p.m. to 5.00 p.m.

*With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and /or realization.

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The notice is also a mandatory notice of 15 (Fifteen) days to the Borrower/Mortgagor/Guarantors/ of the above loan account. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, Informing them about holding auction/sale on the above referred date and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned hereinabove along with further interest, cost & expenses, as per the rules/conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Assets shall at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Date: 19.09.2025
Place: Panaji

Sd/-
AUTHORISED OFFICER
Saraswat Co-op Bank Ltd.



Saraswat Bank

SARASWAT CO-OPERATIVE BANK LTD. (A SCHEDULED BANK)

Name of Borrower	Mr. Santosh Hanmant Jagtap
	<u>Guarantors/Mortgagers</u>
	Mrs. Poonam Santosh Jagtap
Date & Time of Auction	16.10.2025 / 3.00 p.m. to 5.00 p.m.
Date & Time of Inspection	25.09.2025 / 11.00 a.m. to 12.00 a.m.
Last date & time for submission of EMD & KYC	14.10.2025 / upto 5.00 p.m.

Terms and Conditions of the E-auction are as under:

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1. The above secured asset/s shall be sold on "As is where is basis", "As is what is basis" and "Without Recourse basis" and will not be sold below the Reserve Price mentioned as above.
2. Prior to submitting the Bids, bidders may obtain Bid form, information about the said Sale/Auction, it's Terms & Conditions and procedure of submission of Bid/Offer, from Bank's Authorised Officer, on above address or phone numbers - Monday to Friday 11:00 AM to 05:00 PM & Saturday - 11:00 AM to 4:00 PM. OR website of our technology partner e-Procurement Technologies. Ltd. at <https://sarfaesi.auctiontiger.net> (Closed on 2nd & 4th Saturday / All Sunday's)
3. Prior to Submitting the Bids, Bidders should satisfy themselves about the rights, title, interest & claims, rights, dues affecting the property in respect of the property put on auction. The property is being sold with all the encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. Objections of any kind in this regard shall not be entertained.
4. Applicable stamp duty, Transfer and Registration Charges, Fees, surcharge etc. will have to be borne by the purchaser only.
5. All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fees, TDS, claims, society charges etc. pertaining to above property & its sale will be the responsibility of the purchaser only.
6. All expenses that would be required to secure title of the said property in purchaser's favour including transfer fees / premium payable to the society with other incidental expenses if any will have to be borne by the purchaser only and it would be purchaser's responsibility to transfer/registered his/her name in the said society if applicable or to execute sale deed in his/her favour if require.
7. The auction will be conducted through the Bank's empaneled service provider M/s e-Procurement Technologies limited (Auction Tiger). Intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., b-704/705, Wall Street - ii, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat. Monday – Friday 10:00 AM - 07:00 PM (Saturday - 10:00 AM - 06:00 PM. Closed on 2nd & 4th Saturday / All Sunday's); Contact Persons: **Mr. Praveen Thevar** (M) +91 9722778828 (O) 079- 6813 6851, email: Praveen.thevar@auctiontiger.net and **Ms. Soni Hemani** (M) – 079 35022145/149/182 email: soni@auctiontiger.net, maharashtra@auctiontiger.net, support@auctiontiger.net, Landline No. 079-61200513/594/577/55. Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android).
8. Earnest Money Deposit (EMD) shall be deposited either through NEFT/ RTGS **Name of the A/C.: SARASWAT BANK – ZONE - V, IFSC Code: SRCB00000054, Bank Name & Address: SARASWAT CO-OP. BANK LTD., Zone – V, Mustifund Sauntha Building., Dr. Dada Vaidya Road, Panjim, Goa 403 001. Beneficiary Account No.: 0054422720000001, Sender to Receiver Information / Remarks: mention the Name of the Borrower.** The EMD amount shall not carry any interest.

9. Physical / scanned copies of Bank Receipt with UTR for EMD remitted and KYC documents should reach the Authorised Officer at above address or on email id: **balkrishna.pednekar@saraswatbank.com and siddhesh.pokle@saraswatbank.com** two working days prior to the Auction date upto 5.00 p.m.
10. The bid price submitted shall not be below the Reserve Price and the bidder shall improve their further offers in multiple of amounts indicated under "Bid increment" in the Auction Notice.
11. If a bid is placed in the last 5 minutes of the closing time, the process will automatically get extended for 5 minutes unlimited. On closure of e-Auction process, the bidder who submits the highest bid amount (not below the Reserve Price) shall be declared as Successful Bidder.
12. The successful bidder shall, immediately but not later than next working day after sale, deposit 25% of the final bid amount [Including EMD before bid]. If the successful bidder fails to pay 25% amount within the prescribed time herein above, the EMD shall be forfeited without any notice. After deposit of 25% of Reserve Price and thereafter confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 working days from the receipt of the confirmation letter or within such extended period as may be agreed upon in writing solely at the discretion of the Authorised Officer. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without any notice and secured asset shall be put to re-auction. The defaulting bidder shall have no claim/ right in respect of property/amount. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceeding as per instructions provided in the Auction Bid Form.
13. Inspection of the subject properties will be available as per prior appointment. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
14. The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction at any stage without assigning any reason thereof.
15. The sale will be confirmed and "Sale Certificate" will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). It will be responsibility of purchaser to lodge the sale certificate with Sub-Registrar of Assurances for registration.
16. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
17. The sale is subject to confirmation of the Authorised Officer.
18. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Saraswat Co-op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/
Authorised Officer
Saraswat Co-operative Bank Ltd.

DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)

[illegible][illegible]

Postal Address of Bidder(s)

[illegible]

eMail ID

Phone/Cell Number:

Bank Account details to which EMD amount to be returned

Branch Name

[illegible]

___/___/___

[illegible][illegible]☐ **Yes**☐ **No**

____/____/____

IFSC Code No.

Amount in Word

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____/____/____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____



Saraswat
Bank

OFFER FORM

SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002

(Please fill in Capital Letters)

1.	* Name of the Bidder(s)	:			
2.	Name of representative of Bidder	:			
3.	Father's/Husband's Name	:			
4.	* PAN No	:			
5.	* Postal Address of Bidder(s)	:			
6.	* Phone/Cell No.	:			
7.	* E-Mail ID	:			
8.	* Property Details (Sr. No. & Lot No)	:			
9.	Public Notice ref, if applicable (Newspaper /date / Edition):	:			
10.	Earnest Money Deposit (EMD) Details	:	DD/PO/UTR No:	:	
			Cent Recovery account	:	
			Date of DD/PO/UTR	:	
			DD/PO Payable at	:	
			Amount	:	
			Name of Bank	:	
			Branch Name	:	
			IFSC Code	:	
			Bank Account No	:	
11.	Bank details for refund of EMD	:	Bank Name	:	
			Branch Name	:	
			Bank A/c No	:	
			IFSC Code	:	
12.	* Self-attested KYC Documents : (Voter ID/PAN Card/Aadhar Card/Driving Licence / Govt. ID Card/Valid Passport)	:	<u>Photo ID / Address Proof</u>	<u>No.</u>	<u>Valid upto</u>

*** Mandatory fields**

I/We have downloaded copies of the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from web site (<https://www.auctiontiger.net>) of your service provider and shall abide by them and have also carried out my own due diligence in the matter of purchase of the secured assets / Properties. In case any information is found to be incorrect/ incomplete, I shall not hold the Authorised Officer, the secured lender and / or any of its officials, responsible for the same and shall not have any claim whatsoever against anyone of them.

Date:

.....
NAME & SIGNATURE