


**COSMOS CO-OP. BANK LTD.**

 (Multistate Scheduled Bank)  
*Enriching Life!*

 Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony,  
 University Road, Ganeshkhind, Shivajinagar, Pune - 411 007.  
 Phone : 020 - 6708 5308/11

**Sale Notice For Sale Of Immovable Property [Under rule 8(6) of SARFAESI Act, 2002]**

The Authorised officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed immovable property to recover Bank dues of the following defaulted Borrower as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on "as is where is basis" by inviting tenders from intending buyers.

Name of the Borrower, Co-Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
<b>1. Mr. Sumant Tanaji Bhande Alias Mr. Sumant Tanaji Bhande Patil (Mortgagor/Borrower)</b> Silver Estate, Flat No. 38, Bldg. No. C, Near Bharat Jyoti Bus Stop, Bibvewadi, Pune 411037 <b>Also at-</b> The Great Maratha Dairy, 36, Shukrawar Peth, Shop No. B-4, Dhondu Mama Sathe Sankul, Pune-411002.	30.11.2023	₹ 42,10,602.00 + Further Int. & Charges.	06.01.2025	19.08.2025	12:30 PM
<b>Description of the Property-</b> All that piece and parcel of the property being Flat No. 38 admeasuring 74.35 sq. meter Built Up, on the 2nd Floor, in Wing C, in the building " <b>SILVER ESTATE</b> " and in the Society known as " <b>SILVER ESTATE PHASE-II CO-OP. HOUSING SOCIETY LTD.</b> ", situated at land bearing Survey No.629/2/3 admeasuring 2500 sq. meter, situated at Village Bibvewadi, within the jurisdiction Sub- Registration Haveli and within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.					
<b>2. Mrs. Pallavi Sumant Bhande (Co-Borrower)</b> <b>Address-</b> Silver Estate, Flat No. 38, Bldg. No. C, Near Bharat Jyoti Bus Stop, Bibvewadi, Pune 411037 <b>Also at-</b> Mahalaxmi Dairy, 36, Shukrawar Peth, Shop No. B-4, Dhondu Mama Sathe Sankul,Pune-411002.	Reserve Price		Earnest Money Deposit (EMD)		
	₹ 56,00,000.00 (₹ Fifty Six Lakhs Only)		₹ 5,60,000.00 (₹ Five Lakhs Sixty Thousand Only)		
<b>3. Mr. Nayan Umesh Kamji (Guarantor)</b> <b>Address-</b> Sr. No. 658/2, Jai Tulja Bhawani Nagar, Gangadham Road, Bibvewadi, Pune-411037 <b>Also at-</b> Nayan Alteration, sr. No. 670/71,Chawl No. C-1-10, Lower Indira Nagar, Bibvewadi, Pune-411037.	<b>4. Mr. Sanjiv Surendersingh Varma (Guarantor)</b> <b>Address-</b> Flat No. A-8, Deodatta Society, Bibvewadi Road, Bharat Jyoti Bus Stop, Pune-411037 <b>Also at-</b> S. P. Varma and Sons, Shop No. 4, Sr. No. 59, Sharda Ganesh complex, Shukrawar Peth, Pune - 411002.				
Branch – Laxmi Road					

**Auction / Sale Venue :-** The Cosmos Co-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. (Phone Numbers-020-67085308)

**Terms and Conditions :** 1. The Sale /Auction of the above property is "As is where is, As is what is and Whatever there is basis". 2. Before submitting the tenders the tenderer should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the property in question and later on no objection of any kind shall be entertained in this regard. (Tender forms are available at office of the "The Cosmos Co-Operative Bank Ltd.", Cosmos Tower, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. (Phone Numbers-020-67085308). 3. Tender should reach at above auction address on or before **Sale/Auction Time, 18.08.2025, 06:00 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "The Cosmos Co-Operative Bank Ltd.". 4. No offers/Bids/Tenders below reserve price shall be entertained. Interested parties may send/submit their Tender for purchasing the said property in a sealed cover super scribed as "Tender for Purchase of Property with respect to loan of Mr. Sumant Tanaji Bhande Alias Mr. Sumant Tanaji Bhande Patil & Mrs. Pallavi Sumant Bhande" along with earnest money deposit, which is refundable, if the offer is not successful. The EMD shall not carry any interest. 5. Applicable stamp duty/additional stamp duty/transfer and registration charges, TDS, fees, etc. have to be borne by the buyer only. 6. All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fee, claims etc. owing to anybody will be the responsibility of the buyer only. 7. The Tenderers may be given an opportunity to enhance their offer amount, after opening the tenders. The Bid is not transferable. 8. The successful purchaser shall deposit 25% of the offer amount [Including EMD before bid] immediately within next working day after Sale/Auction by demand draft favoring the 'The Cosmos Co-Operative Bank Ltd.' or by way of NEFT/RTGS in favor of "The Cosmos Co-Operative Bank Ltd." A/c No. 090370171, IFSC code –COSB0000090, Branch University Road, Pune. If the successful purchaser fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without giving any notice. 9. After deposit of 25% and thereafter confirming the Sale/Auction by the Authorized Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount within 15 working days by way of PO/DD/RTGS/NEFT from the receipt of the confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without giving any notice and the said immovable property shall be resold. 10. For an inspection, the subject property will be opened on **16.08.2025 at 11:00 am to 1:00 p.m.** 11. There are no any encumbrances known to secured creditors in respect of the above mentioned property put for sale. 12. The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 13. The Detail Terms & Conditions of the sale will be read at the time & place of the sale. 14. This sale notice is also uploaded in the Bank's web site i.e. www.cosmosbank.com.

**Note:-** This also be considered as 15 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

**Date :** 31.07.2025

**Place :** Pune

**Mr. Rajesh Ramdas Shah**  
 Asst. Gen. Manager & Authorized Officer,  
 The Cosmos Co-operative Bank Ltd.