

**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	Time
1. Mrs. Surnar Devubai Shivaji (Mortgagor/Borrower) Address- Shri Mahalaxmi Narayan Shikshan Sanstha, Pradakshina Road, Near Cosmos Bank, Alandi Devachi, Taluka Khed, Alandi Rural, Pune-412105. Also at:- CTS No. 539, 538, 590, 591, Flat No.3, situated at Village- Alandi Devachi,	Date	Notice Amount			
	01.06.2024	₹ 27,27,371.25 + Further Int. & Charges.	21.02.2025	21.08.2025	12:30 PM
2. Mr. Dhurve Sudam Ashruba (Guarantor) Address- Survey no. 372, Pradakshina Road, Behind Choudhari Hotel, Alandi Devachi, Alandi Rural, Pune 412105	Description of the Immovable Property put for Sale – All that piece and parcel of property i.e. Flat No. 3 admeasuring about 1200 sq. ft. i.e. 111.484 sq. mtrs. built up situated on second floor in building constructed at CTS No. 539, 538, 590, 591, situated at Village-Alandi Devachi, Pune and within the local limits of Alandi Nagarparishad and within the jurisdiction of Sub Registrar, Khed 2 along with undivided share in the common areas together with all other common rights and privileges attached thereto.				
	Reserve Price		Earnest Money Deposit (EMD)		
	₹ 43,20,000.00 (₹ Forty Three Lakhs Twenty Thousand Only)		₹ 4,32,000.00 (₹ Four Lakhs Thirty Two Thousand Only)		
3. Mr. Kakade Tukaram Digambar (Guarantor) Address- A) 470-2, Gavhane Chal, Dhananjay Nija, Pradakshina Road Opp. Union Bank of India, Alandi Rural Pune 412105 B) Survey no. 372, Pradakshina Road, Behind Choudhari Hotel, Alandi Devachi, Alandi Rural, Pune 412105					
Branch – Shaniwar Peth	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, 20.08.2025, 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 Mrs. Surnar Devubai Shivaji" 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 18.08.2025 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/Guarantors/Mortgagors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 02.08.2025**Place : Pune**

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