


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 As per Proviso to Rule 8(6)

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
1. Late Mr. Jadhav Vikas Pradeep (Mortgagor/Borrower) Through his Legal heirs 1a. Smt. Jadhav Sheetal Vikas 1b. Mr. Jadhav Ramveer Vikas (Minor) Through his natural Guardian Smt. Jadhav Sheetal Vikas Address- Flat no. 1, Taha House Near Kotak Mahindra Bank, Salunkhe Vihar, Pune-411048	04.03.2024	₹ 24,29,834.90 + Further Interest, Charges, etc.	12.03.2025	22.08.2025	12:30 p.m.
	Description of the Immovable Property put for Sale – All piece and parcel of property being Residential /Store One Room/Unit No. 1, admeasuring 25.17 Sq. m. i.e. 271 Sq. ft. (Built-up) situated on Fifth floor, in the building known as 'Navneet', constructed on land bearing Survey No. 1716 of Village Sadashiv Peth, Taluka Haveli, District Pune and within the limits of Sub-Registration District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation				
	Reserve Price ₹ 21,00,000.00 (₹ Twenty One Lakhs Only)		Earnest Money Deposit (EMD) ₹ 2,10,000/- (₹ Two Lakhs Ten Thousand Only)		
2. Mr. Tole Sameer Sudhir (Guarantor) Address- 3-B, Uday Park, Karve Road, Near Dakhshinmukhi Maruti Mandir, Kothrud, Pune-411038					
3. Mr. Jivrajani Jagadishchandra Harilal(Guarantor) Address- 898/99, Shukrawarpeth, Shahu Chowk, Near Phadgate Police Chowki, Pune 411002.					
Branch:- Gokhale Nagar	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, 21.08.2025, 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 Late Mr. Jadhav Vikas Pradeep (Mortgagor/Borrower) Through his Legal heirs 1a. Smt. Jadhav Sheetal Vikas 1b. Mr. Jadhav Ramveer Vikas (Minor) Through his natural Guardian Smt. Jadhav Sheetal Vikas" 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 20.08.2025 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 30 days' notice to the Borrower/Guarantors/Mortgagors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

 Date : 19.07.2025
 Place : Pune

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