



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, Authorized 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 & Co-Borrower as mentioned herein below under the Securitization & 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, Mortgagor, Guarantors and Branch	13(2) Demand Notice Details		Symbolic Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
1. Mr. Pawan Devidas Adhane (Borrower) Address- Viramgaon, Taluka Khuldabad, District Chhatrapati Sambhaji Nagar (Aurangabad)-431101	09.01.2024	₹ 68,29,667.37 + Further Interest, Charges, etc.	05.07.2024	20.02.2025	2:30 p.m.
2. Mrs. Savita Devidas Adhane (Mortgagor/ Co-borrower) Address- Viramgaon, Taluka Khuldabad, District Chhatrapati Sambhaji Nagar (Aurangabad)-431101	Description of the Immovable Property put for Sale- All that piece and parcel of leasehold property being Shoplet Plot No.1, admeasuring area about 49 Sq. m. and Leasehold interest in Shoplet No. 1A, admeasuring area about 35.30 Sq. m., totally admeasuring about 84.30 sq. m. along with ownership to the existing and future construction thereon on, situated at Sector No. N-7/C-2, CIDCO, of land bearing Survey No.17 (part) of village Jasawantsinghpura, Taluka and District Aurangabad. The said Shoplet bearing 1 and 1A totally admeasuring about 84.30 sq. m. is bounded as :- On or towards North : By 9.00 Meter colony internal road, On or towards South : By Constructed Nalla, On or towards East : By Shoplet Plot No. 3, On or towards West : By 24 meters road. (Owned by Mrs. Savita Devidas Adhane)				
3. Mr. Devidas Sakharam Adhane (Co-borrower) Address- Viramgaon, Taluka Khuldabad, District Chhatrapati Sambhaji Nagar (Aurangabad)-431101					
4. Mr. Amol Ashok Karbhal (Guarantor) Address- 203, Mu. Tajnapur, Post Bazar Sawangi, Taluka Khuldabad, District Chhatrapati Sambhaji Nagar, (Aurangabad) - 431111					
5. Mr. Rameshwar Bhausaheb Nangurde (Guarantor) Address- At Kandgaon, Post Deogaon, Taluka Kannad, District- Chhatrapati Sambhaji Nagar (Aurangabad)-431111					
Branch :- Deshmeshnager, Sambhaji Nagar (Aurangabad)	Reserve Price ₹ 92,36,000/- (₹ Ninety Two Lakh Thirty Six Thousand Only)		Earnest Money Deposit (EMD) ₹ 9,25,000/- (₹ Nine Lakh Twenty Five Thousand Only)		

Auction / Sale Venue :- The Cosmos Co-Op. Bank Ltd., 'Regional Office at - CTS No. 13000/1, Rokadiya Haunman Colony, Kandi Tower, Phase II, Jalna Road, Sambhaji Nagar – 431001 (Aurangabad) (Ph. No.0240/2347544)

Terms and Conditions : 1. The Sale/Auction of the above properties are "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 properties in questioned 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-Op. Bank Ltd., 'Regional Office at - CTS No. 13000/1, Rokadiya Haunman Colony, Kandi Tower, Phase II, Jalna Road, Sambhaji Nagar – 431001 (Aurangabad) (Ph. No.0240/2347544). 3. Tender should reach at above auction address **on or before 18.02.2025 till 5 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "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. 4. No offers/Bids/Tenders below reserve price shall be entertained. Interested parties may send/submit their Tender for purchasing the said properties in a sealed cover super scribed as "**Tender for Purchase of Property with respect to loan of Mr. Pawan Devidas Adhane (Property Owned by Mrs. Savita Devidas Adhane)**" 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, GST, TCS, 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 Authorised Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount on or before 15 working days 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 & Movable properties shall be resold. 10. For an inspection **on 13.02.2025 at 11:00 a.m. to 1:00 p.m.** 11. There are no any encumbrances known to secured creditors in respect of the above mentioned properties put for sale. 12. The Authorized Officer has absolute right to accept or reject any or all Tender(s)/Offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 13. The Detailed 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 a 15 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 31.01.2025
Place : Pune

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