



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	
Mr. Musale Vinit Sadashiv (Mortgagor/Borrower) S. No.15A, Shivsai Colony, Chinchawade Nagar, Chinchwad Gaon, Chinchwad, Pune 411033. Mrs. Musale Priti Vinit (Mortgagor/Co-Borrower) S. No.15A, Shivsai Colony, Chinchawade Nagar, Chinchwad Gaon, Chinchwad, Pune 411033 Mr. Raiban Pankaj Prabhakar (Guarantor) N 51/SF2/20/8, Uttam Nagar, Ekta Chowk, CIDCO Colony, Nashik 422009 Mr. Londhe Mukund Ranganath (Guarantor) 465, Patilwadi, Bingarmal,Near Nagar Manmad Highway, Kolhar Kh., Ahmednagar-41371. Branch – University Road.	Date	Notice Amount	Date	Date	Time
	17.10.2024	₹ 20,65,795.27 + Further Int. & Charges.	22.04.2026	13.08.2026	11:30 AM
	Description of the Property – All that piece and parcel of property bearing Flat No. B-101, admeasuring 31.73 Sq. m. carpet with attached terrace admeasuring 3.52 Sq. m. carpet along with enclosed balcony adm. 3.06 sq. m. i.e. total area adm. 38.31 sq. m. on first floor of wing B in the project known as “Keshav Vatika”, constructed on the part of Land bearing Gat No. 98 admeasuring 25R of Village Parandavadi, Taluka Maval, District Pune and within the registration District Pune and Sub Registration District of Vadgaon Maval, Taluka Maval, District Pune.				
		Reserve Price	Earnest Money Deposit (EMD)		
		₹ 23.80 Lakhs (₹ Twenty-Three Lakhs Eighty Thousand Only)	₹ 2.38 Lakhs (₹ Two Lakhs Thirty-Eight Thousand Only)		
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 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 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-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085315). 3. Tender should reach at above auction address on **12.08.2026 before 6.00p.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 of “Mr. Musale Vinit Sadashiv” 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, rates, assessments, charges, fees, 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.” If the successful purchaser fails to pay 25% of the amount within the time prescribed above, the EMD shall be forfeited without giving any notice. 9. After depositing of 25% and thereafter confirming the Sale/Auction by the Authorised Officer, the purchaser shall have to pay the 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 property shall be resold. 10. For an inspection of the said property will be available on 10.08.2026 from 11:00 a.m. to 5:00 p.m. 11. There are not 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 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 to the Bank's web site i.e. www.cosmosbank.com.

Note: - This also be considered as 30 days' notice to the Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 08.07.2026
Place : Pune

Sachin Shrikumar Ranbhor
Authorized Officer & Asst. Gen. Manager,
The Cosmos Co-operative Bank Ltd.