

**COSMOS CO-OP. BANK LTD.**(Multistate Scheduled Bank)
Enriching Life!

Regional Office :

No. 73/1, Gandhi Bazar Main Road,
Bengaluru 560004.**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 Details	
	Date	Notice Amount		Date	Time
1. Sri. Dhananjaya A (Borrower) S/o Late. Agasthaiah Address- No. 2, Sree Prasanna Ganapathi Nilaya, NRI Layout, Ramamurthy Nagar, Bengaluru - 560 016.	13-01-2020	₹ 3,26,34,599/- + Further Int. & Charges.	08-03-2021 (Also Published in Newspapers)	05-08-2026	11.30 AM & 12.30 PM
2. Smt. Vasantha D (Guarantor) W/o Dhananjaya A Address- No. 2, Sree Prasanna Ganapathi Nilaya, NRI Layout, Ramamurthy Nagar, Bengaluru - 560 016.	Property	Reserve Price	Earnest Money Deposit (EMD)		
3. Sri Ananda M N (Guarantor) S/o Narasimhaiah, Address- No. 432, 4 th Cross, 2 nd Block, HRBR Layout, Kalyan Nagar, Bengaluru - 560 043.	Property 1	₹ 3,00,88,000/- (₹ Three Crore Eighty Eight Thousand Only)	₹ 30,08,800/- (₹ Thirty Lakhs Eight Thousand Eight Hundred Only)		
	Property 2	₹ 3,85,60,000/- (₹ Three Crore Eighty Five Lakhs Sixty Thousand Only)	₹ 38,56,000/- (₹ Thirty Eight Lakhs Fifty Six Thousand Only)		
	Description of Immovable Property				
	PROPERTY : 1 - All that piece and parcel of the Immovable Property bearing No.77, Khatha No. 381/1/132, Khatha No 132, Kowdenahalli, K R Puram Hobli, Bengaluru East Taluk, Property Belongs to Sri. Dhananjaya A, Measuring East to West (62+0)/2 Feet and North to South (95+78)/2 Feet in all Totally measuring 2,681 Sq.Ft. along with 7,500 Sq.Ft. building built there on and bounded on. East by : Private Property, West by : Road. North by : Road. South by : Site No.76.				
Branch - Banaswadi.	PROPERTY : 2 - All that piece and parcel of the Immovable Property bearing No.1, Old Khatha No.59/1, New Khatha No506/59/1-1, Property No.55, Varanasi@ Jinkathimmanahalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Property Belongs to Smt. Vasantha D, Measuring East to West 70+51.5/2 feet and North to South 82+75.5/2 feet in all Totally measuring 4,785 Sq.ft. along with 5,200 Sq.Ft building built there on and bounded on. East by : Private Property. West by : Road. North by : Private Property. South by : Site No. 2.				
Auction / Sale Venue:- The Cosmos Co-Operative Bank Ltd., Regional Office, No. 73/1, Gandhi Bazar Main Road, Bengaluru 560004.					

Terms and Conditions:

1. The Sale/Auction of the above property is "As is where is basis, As is what is basis Whatever there is basis and without recourse 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., Regional Office, No. 73/1, Gandhi Bazar Main Road, Bengaluru 560004. (Mobile No. 9423615424). 3. **Tender should reach** at above auction address on **04-08-2026 before 5.30 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 of "Mr. Dhananjaya" 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 Authorized 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 upto **04-08-2026 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. To the best of knowledge and information to the authorized officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property, society dues, Taxes, etc. put for Auction and claims/right/dues/affecting the property prior to submitting their bid. The Auction advertisement does not constitute any commitment or any representation of The Cosmos Co-op. Bank Ltd. The property is being sold with all the existing and future encumbrances whether known or unknown to The Cosmos Co-op. bank Ltd. The Authorized officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. 13. 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. 14. The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). 15. Before submitting bid, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on below address or contact number. 16. The sale shall be subject to rules/conditions prescribed under the Securitization Act and there under. 17. The sale is subject to confirmation by the Authorized Officer. The Title documents of the said property "As is what is basis with the bank" shall be hand over to successful bidder after deposition of full and final bid amount. 18. It shall be responsibility of the successful bidder to pay T.D.S. as applicable on the sale amount for Immovable Property under Section 194(1A) of the Income Tax Act & the successful bidder shall submit the proof there of to the Authorized officer. 19. The Detailed Terms & Conditions of the sale will be read at the time & place of the sale. 20. This sale notice is also uploaded to the Bank's web site i.e. www.cosmos.bank.com.

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

Pravin Potdar

Authorised Officer & Asst. General Manager
The Cosmos Co-operative Bank Ltd.Date : 21-07-2026
Place : Bengaluru