



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

Registered Office : 'Cosmos Bhavan', Plot No. 6, Survey No. 132/B, ICS Colony, Ganeshkhind Road, Pune - 411007.**Phone :** 020 - 67085308

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	Notice Amount		Date	Time
1. Mr. Arun Eknath Mahajan (MORTGAGOR/BORROWER) Address- Plot no. 20, Gat No. 86/1, Ashababa Nagar, Pimprala, Dist: Jalgaon 425001	13.03.2024	₹ 15,55,943.83 + Further Int. & Charges.	03.01.2025	30.09.2026	02:30 PM
2. Mrs. Shital Arun Mahajan (MORTGAGOR/CO-BORROWER) Address- Plot no. 20, Gat No. 86/1, Ashababa Nagar, Pimprala, Dist:Jalgaon 425001	Description of the Immovable Property put for Sale – All that piece and parcel of the layout plot situated at Gut no. 622/2, Plot No. 21+22+23+24+25+26 with total area 2451.78 Sq. Mtrs. out of that Double storied block no. 17 constructed in Aradhya Park, having vacant area of the Block 50.62 Sq. Mtrs +Common area of use 17.14 Sq. Mtrs , thus aggregating to 67.76 Sq. Mtrs , along with built up area of construction 44.79 Sq. Mtrs at Mouje Avhane Shivar, Jalgaon, Tal and Dist Jalgaon and same is bounded as under: On or towards East: By Block No. 31 and 32 On or towards West: By Common area, On or towards North: By Block No. 30, On or towards South: By Block no. 18 (Owned by Mr. Arun Eknath Mahajan and Mrs. Shital Arun Mahajan)				
3. Mr. Vyanktesh Kalidas Kulkarni (GUARANTOR) Address- Gut no. 100, Plot No. 13, Flat No. 301, Nanda Residency, Vishramnagar, Nimkhedi, Dist. Jalgaon-425001					
4. Mr. Dnyaneshwar Kantilal Mahajan (GUARANTOR) Address- 1, Karjod, Taluka Raver, Jalgaon 425001					
Branch – Jalgaon	Reserve Price		Earnest Money Deposit (EMD)		
	₹ 12,46,000.00 (₹ Twelve Lakhs Forty-Six Thousand Only)		₹ 1,25,000.00 (₹ One Lakhs Twenty Five Thousand Only)		

Auction / Sale Venue :- Cosmos Co-Operative Bank Ltd.,468 Arihant Plaza Bahinabai Garden Chowk, Opp Kabra Servo Petrol Pump Near Navjivan Super Shop Jalgaon 425001 . (Phone Numbers- 0257-2240900)

Terms and Conditions : **1.** The Sale/Auction of the above properties are**“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 properties in questioned and later no objection of any kind shall be entertained in this regard. (Tender forms are available at office of the Cosmos Co-Operative Bank Ltd.,468 Arihant Plaza Bahinabai Garden Chowk, Opp Kabra Servo Petrol Pump Near Navjivan Super Shop Jalgaon 425001. (Phone Numbers- 0257-2240900). **3.** Tender should reach at above auction address **on or before 29.09.2026 till 5 p.m.** with earnest money by way of P.O./D.D./RTGS in favour of “Cosmos Co-Operative Bank Ltd.” or by way of NEFT/RTGS in favor of “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. Arun Eknath Mahajan Borrower & Mrs. Shital Arun Mahajan – Co-borrower (Property Owned by Mr. Arun Eknath Mahajan and Mrs. Shital Arun Mahajan).”** 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 “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 22.09.2026 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 **15 days' notice** to the Borrower/Guarantors/Mortgagors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 25.08.2026
Place : Pune

Mr. Sachin Shrikumar Ranbhor,
Authorised Officer & Asst. General Manager
For Cosmos Co-Operative Bank Ltd.