



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, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
1. Late Mubarakkhan Ramjankha Khan Pathan(Borrower/Mortgagor)	13.01.2023	₹ 13,87,371.41 + Further Interest, Charges, etc.	05.12.2024	23.07.2025	12:30 p.m.
2. Late Hanifa Begam Mubarak Khan Pathan (Co- Borrower) Through her legal heirs- a. Mr. Toseefkhan Mubarakkhan Pathan Address: New E Type 63/2, Deepnagar, At Post Fekari, Taluka Bhusawal, Dist. Jalgaon – 425307.	Description of the Immovable Property put for Sale- All that piece and parcel of S.No. 77/1 Plot No. 37 Part Sakri Shivar Taluka Bhusawal District Jalgaon Total area of Plot is admeasuring 333.81 Sq. meters out of that area of construction at southern side is 185.80 Sq. meters with present and future construction thereon 121.47 Sq. meters. Bounded as :- East: Road , West: Remaining portion of Same Plot, North: 6 Meter Wide Road, South: Adjacent land. Together with the land and structure constructed to be constructed thereon and all the furniture and fixture. (Owned by Late Mr. Mubarak Ramjan Khan Pathan)				
b. Tabbasum Begaum Samiruddin Address: Haji Isamiya Building, Jam Mohila, Bhusawal, Dist Jalgaon – 425 201.					
c. Tarannum Khan Mubarak Khan Pathan Address: New E Type 63/2, Deepnagar, At Post Fekari, Taluka Bhusawal, Dist. Jalgaon – 425307.	Reserve Price		Earnest Money Deposit (EMD)		
	₹ 28,50,000.00 (₹ Twenty Eight Lakh Fifty Thousand Only)		₹ 2,85,,000.00 (₹ Two Lakhs Eighty Five Thousand Only)		
3. Mr. Shaikh Ismail Shaikh Imam (Guarantor) Address: Gat No. 756, P.No. 27, Aayesha Nagar, Fala Nagar Road, At Post Yawal, Dist. Jalgaon – 425301 Also at: 63/2 at Post Fekari, Taluka Bhusawal,Dist. Jalgaon – 425307.	4. Mr. Usman Khan Ramzan Khan Pathan (Guarantor) Address: Quarter No. New E 53/4, Near New Market, Nimbhora Khurd, Bhusawal, Dist. Jalgaon – 425307.				
	Branch :- M.T. Road Bhusawal				
Auction / Sale Venue :- The Cosmos Co-op Bank Ltd, S.No. 4223, 4224, 4225, Garud Plot, M.T. Road, Tal. Bhusawal, Dist Jalgaon. (Phone:- 02582-222010, 228400)					

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 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, S.No. 4223, 4224, 4225, Garud Plot, M.T. Road, Tal Bhusawal, Dist Jalgaon. (Phone:- 02582-222010, 228400). 3. Tender should reach at above auction address **on or before 22.07.2025 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. Mubarak Ramjan Khan Pathan (Property Owned by Mr. Mubarak Ramjan Khan Pathan)." 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 property shall be resold. 10. For an inspection **on 16.07.2025 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 : 04.07.2025
Place : Pune

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