



Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5311

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, Guarantors and Branch | 13(2) Demand Notice Details | | Physical Possession Date | Sale/Auction | |
|--|--|---|---|--------------|----------|
| | Date | Notice Amount | | Date | Time |
| 1. Mr. Sayyed Toufick Bagdad (Borrower) 2. Mrs. Afreen Toufick Sayyed (Co-Borrower) Both Residing at :- S.No. 59/3, Azad Nagar, Mane Wasti, Wanawadi, Pune – 411040. Guarantor:- 3. Mr. Narhe Dattatray Tukaram Address: 56/20, Wadgaonsheri, Malwadi, Pune – 411014. 4. Mrs. Saba Altaf Sayyed Address: 17/13 Sahyadri Park, Salunke Vihar Road, Kondhwa Khurd, Pune – 411048. Branch:- Fatimanagar | 20.01.2022 | ₹ 6,44,019.44 + Further Int. & Charges. | 06.02.2024 | 16.04.2024 | 12:30 PM |
| | Reserve Price ₹ 21.29 Lakhs (₹ Twenty One Lakhs Twenty Nine Thousand Only) | | Earnest Money Deposit (EMD) ₹ 2.13 Lakhs (₹ Two Lakhs Thirteen Thousand Only) | | |
| Auction / Sale Venue :- The Cosmos Co-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1 st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085311) | | | | | |
| Description of the Property- (Owned by Mr. Sayyed Toufick Bagdad & Mrs. Afreen Toufick Sayyed) All that piece and parcel of property bearing residential S. No.59, Hiss No.3, admeasuring area about 00H ½ R (Half R.) and the RCC construction admeasuring area 40.22 Sq. meters and having the Property No.P/1/15/09006000 situated at village Wanawadi, Pune, within the limits of Pune Municipal Corporation, Tal. Haveli, Dist. Pune. And surrounded and bounded as :- On or Towards East :- Road., On or Towards South :- S. No.59/3 Property of Mr. Piter Das Anthony., On or Towards West :- S. No. 59/3 Property of Mr. Dutajay Rajaram Nagane., On or Towards North :- S.No.59/3 Property of Mr. Lorenz Anthony. | | | | | |

Terms and Conditions : 1. The Sale/Auction of the above property is "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 property 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-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6 ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085311). 3. Tender should reach at above auction address on or before **16.04.2024** by Sale/Auction Time, with earnest money by way of P.O./D.D. in favour of "The Cosmos Co-Operative Bank Ltd." Or by way of NEFT/RTGS in favour of "The Cosmos Co-Operative Bank Ltd." A/c No. – COS370219, IFSC Code – COSB0000090, Branch University Road, Pune, along with KYC. 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. Sayyed Toufick Bagdad" 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% 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 of the said property will be available **on 12.04.2024 at 11:30 a.m. to 1:30 p.m.** 11. There are no 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 in the Bank's web site i.e. www.cosmosbank.com.

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

Date : 06.03.2024
Place : Pune

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