



COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)
Enriching Life!

Registered Office: 'Cosmos Tower', Plot No. 6, ICS Colony,
University Road, Ganeshkhind, Pune - 411 007.
Phone: 020-67085305

E Auction Notice for Sale of Immovable & Movable Properties [Under rule 8(6) & 6(2) of SARFAESI Act, 2002]

The Authorised officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Immovable & Movable properties 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 / Partners / Guarantors & Branch

1. M/s. Kranti Hospitality Group LLP
Address : 847, Shop No. FS 04, Kranti Plaza, Malkapur, Karad - 415539.

2. Mr. Rohit Uday Thigale
Address - Near Kranti Hospital, Wategaon, Tal. Walwa, Dist. Sangli- 415410.

3. Mr. Uday Mahaling Thigale
Address - Near Kranti Hospital, Wategaon, Tal. Walwa, Dist. Sangli - 415 410

4. Mr. Bharat Balasaheb Jantre
Address - Bagal Vasti, First Lane, Behind Datta Mandir, Agashivnagar, Malkapur, Karad - 415 539.

Branch: Karad.

Details of Immovable & Movable Properties Put for Sale :-

Schedule I: Office / Shops No. SO-1 to SO-4, admeasuring as under:-
Office / Shop No. SO-1:-1481 sq. ft. carpet i.e.137.63 Sq. mtrs., Office / Shop No. SO-2 :- 844.80 sq. ft. carpet i.e.78.51 Sq. mtrs., Office / Shop No. SO-3 :- 2495.30 sq. ft. carpet i.e.231.90 Sq. mtrs., Office / Shop No. SO-4:- 483 sq. ft. Carpet. i.e. 44.88 Sq. mtrs.

All office/shops on second floor of the building Kranti Plaza, situated at S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara, in the building Kranti Plaza, along with undivided share in the common areas and other legal and easementary rights over terraces, staircases etc. and alongwith furniture and within the local limits of Malkapur Nagar Panchayat, Zilla Parishad Karad and having the following **Boundaries; East : Pantry / Passage / Side Margin, South: Side Margin, West: Side Margin, North : Side Margin.**

Schedule II: Entire 3rd, 4th and 5th Floor and Open Terrace on 5th Floor, and Terrace on 6th Floor, consisting of various offices / units situated in the building Kranti Plaza, S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara along with undivided share in common areas and other legal and easementary rights attached to the units and along with furniture.

Sr. No.	Office / Shop Nagar Panchayat Milkat No.	Approx. Area Adm. in Sq. Ft.	Approx. Area Adm. in Sq. Mtrs.	Sr. No.	Office / Shop Nagar Panchayat Milkat No.	Approx. Area Adm. in Sq. Ft.	Approx. Area Adm. in Sq. Mtrs.
Third Floor				FOURTH FLOOR			
1.	2/847/23	465	43.21	1.	2/847/38	390	36.24
2.	2/847/24	268	24.90	2.	2/847/39	326	30.29
3.	2/847/25	263	24.44	3.	2/847/40	318	29.55
4.	2/847/26	283	26.30	4.	2/847/41	283	26.30
5.	2/847/27	283	26.30	5.	2/847/42	284	26.39
6.	2/847/28	259	24.07	6.	2/847/43	259	24.07
7.	2/847/29	226	21.00	7.	2/847/44	281	26.11
8.	2/847/30	395	36.71	8.	2/847/45	471	43.77
9.	2/847/31	230	21.37	9.	2/847/46	230	21.37
10.	2/847/32	288	26.76	10.	2/847/47	440	40.89
11.	2/847/33	228	21.18	11.	2/847/48	228	21.18
12.	2/847/34	268	24.90	12.	2/847/49	268	24.90
13.	2/847/35	270	25.09	13.	2/847/50	270	25.09
14.	2/847/36	269	25.00	14.	2/847/51	267	24.81
15.	2/847/37	100	9.29	15.	2/847/52	100	9.29
16.	2/847/53	162	15.05	16.	2/847/53	162	15.05
Total		4094.71 Sq. Ft.	380.55 Sq.Mtrs.	Total		4565.46 Sq. Ft.	424.30 Sq. Mtrs.

Fifth Floor				Sixth Floor		
1.	2/847/54	485	45.07	Open Terrace Adm.	2953.97 Sq. Ft.	274.53 Sq. Mtrs.
2.	2/847/55	261	24.25			
Total		746 Sq. Ft.	69.32 Sq.Mtrs.			
Open Terrace Adm.		5164.80 Sq. Ft.	480 Sq.Mtrs.			

Reserve Price for Schedule I and II property	Earnest Money Deposit
₹ 877.97 Lakhs (₹ Eight Crore Seventy Seven Lakhs Ninety Seven Thousand Only)	₹ 87.80 Lakhs (₹ Eighty Seven Lakhs Eighty Thousand Only)

Schedule III: Equipment & Machinery situated at Hotel Sapphire, Kranti Plaza, Survey No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara.

Reserve Price for Schedule III Property	Earnest Money Deposit
₹ 81.00 Lakhs (₹. Eighty One Lakhs Only)	₹ 8.10 Lakhs (₹ Eight Lakhs Ten Thousand Only)

Schedule IV: All that piece and parcel of Flat No. A-3 admeasuring 102.69 Sq.mtrs super built up, on first floor, A Wing of the building Kalash Prestige situated at S. No. 277/1/9, [admeasuring 34 Ares] and Nagarpanchayat milkat No. 833, Malkapur, Tal. Karad, Dist. Satara, along with undivided share in the common areas and other legal and easementary rights attached to the flat and having the **Boundaries as follows: East: Flat No. A-2, **South: Open Space/Janata Bazar, West: Open Space/NH No. 4, North: Flat No. A-4.****

Reserve Price for Schedule IV property	Earnest Money Deposit
₹ 21.03 Lakhs (Rs. Twenty One Lakhs Three Thousand Only)	₹ 2.10 Lakhs (Rs. Two Lakhs Ten Thousand Only)

Note: 1. For inspection of subject properties conducted on **15.03.2025** between 11:00 a. m. To 1:00 p.m. 2. The entire property of Hotel i.e. entire second floor, third floor, fourth floor, fifth floor & sixth floor situated at S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara will be sold in bundle along with Furniture and kitchen equipment. 3. For any queries regarding e-auction contact to the Authorised Officer on above mentioned phone number. 4. Earnest Money Deposit (EMD) shall be deposited through D.D./RTGS/NEFT fund transfer to credit the amount to The Cosmos Co-op. Bank Ltd. "E-Auction EMD Account" No. COS370219, IFSC Code: COSB0000090. 5. The EMD amount and KYC documents should reach the undersigned on or before **21.03.2025 before 5:00 p.m.** 6. This also be considered as a **15 days'** notice to the Borrowers/Mortgagors/Guarantors under rule 8(6) & 6(2) of the security interest (Enforcement) Rule, 2002. 7. Detailed terms & conditions of the sale/e-auction are available with the Bank Website i.e. <https://www.cosmosbank.com> AND <https://auctiontiger.net>

Date : 06.03.2025
Place : Pune

Authorised Officer & Asst. General Manager
The Cosmos Co-Operative Bank Ltd.