



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 [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, Mortgagor, Guarantors and Branch	13(2) Demand Notice Details		Physical Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
1. Mr. Caetano Cyril Fernandes (Borrower/ Mortgagor) 1st Add.- Plot No. 59, Laxmi Nagar, Ganeshpur, Hindalga, Belgaum- 591108. 2nd Add.- Flat no. S-204, 2nd Floor, "Shree Prathmesh", Plot No.35, G.P. No. 570, Vijay Nagar, Belgaum- 591108.	15.02.2023	₹ 11,35,402.32 + Further Interest, Charges, etc.	19.07.2024	24.12.2024	2:00 p.m.
	Reserve Price ₹ 26.00 Lakhs (₹ Twenty Six Lakhs Only)		Earnest Money Deposit (EMD) ₹ 2.60 Lakhs (₹ Two Lakhs Sixty Thousand Only)		
2. Mr. Baptist Cyril Fernandes (Co-Borrower) Add.- Flat No.F-5, Shri Bhakti Residency, Vaze Galli, Vadgaon, Belgaum – 590 005.	Description of the Immovable Property Prime Security (Owned by Mr. Caetano Cyril Fernandes) All that piece and parcel of the property bearing Flat No.S-204 admeasuring 78.96 Sq. meters i.e.850 sq. ft., situated on the 2nd Floor of the building known as "Shree Prathmesh", constructed on Plot No. 35, G.P. No. 570 out of R.S. No. 188 along with proportionate undivided share in the land situated at Vijay Nagar, Hindalga, Belgaum Within the limits of Gram Panchayat Hindalga and within the Jurisdiction of Sub- Registrar, Belgaum and the same is bounded as – On or towards East- Lobby, Lift, On or towards West- Set Back, On or towards South- Flat no. S- 203, On or towards North- Flat no. S- 205.				
3. Mr. Pravin Vasant Jadhav (Guarantor) 4. Mr. Murlidhar Baburao Jadhav (Guarantor) Both Residing at -Address- H. No. 4360/A, Chavat Galli, Belgaum- 590001.	Auction / Sale Venue :- The Cosmos Co-Operative Bank Ltd., Shop No.1 & 2, Shri Laxmi Sankul, CTS No.1558/B2, C. D & E, Maruti Galli, Belagum, Karnataka, 590001. (Phone – 0831-2430257)				
5. Mr. Shiril Juvav Karwalo (Guarantor) Add.- At Koundal, Post Karambal, Tal. & Dist. Belgaum- 591302.					
Branch:- Maruti Galli, Belagum					

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 question 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., Shop No.1 & 2, Shri Laxmi Sankul, CTS No.1558/B2, C. D & E, Maruti Galli, Belagum, Karnataka, 590001. (Phone – 0831-2430257). 3. Tender should reach at above auction address **on or before 23.12.2024** 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 Maruti Galli, Belagum, Karnataka, 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. Caetano Cyril Fernandes" 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 18.12.2024 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 a 15 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 06.12.2024
Place : Belagum

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