



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, Guarantors and Branch	13(2) Demand Notice Details		Physical Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
<b>1. M/s. Shri Ganesh Kaju (Borrower)</b> <b>A Partnership Firm through its Partners Having address at –</b> Plot No.20, Vijay Colony,Ganesh Colony, Jalgaon - 425001 <b>Also at-</b> Gat No.375/2, Tarsod, Tal. And Dist. Jalgaon - 425001	13.09.2023	₹ 56,86,945.30 + Further Interest, Charges, etc.	15.12.2023	14.03.2024	12:30 PM
<b>2. Mr. Pankaj Jagannath Gajare (Partner / Guarantor / Mortgagor)</b> <b>Address-</b> C/o. Prabhavti Jagannath Gajare, Plot No. 44 B, Shriniwas Colony, Near Ganesh Colony, Jalgaon - 425001	<b>Description of the Immovable Property-</b> All that piece and parcel of the property bearing Gat no. 54/1A, Plot No. H having area 372.88 sq. mtr;s. Situated at Pimprala, Tal. And Dist. Jalgaon which is bounded as under- On or towards East- Adjacent Plot No. G, On or towards South- Road, On or towards West- Jalgaon Pimprala Road, On or towards North- Adjacent Plot No. A <b>(Owned by Mr. Pankaj Jagannath Gajare)</b>				
<b>3. Mrs. Vaishali Pankaj Gajare (Partner / Guarantor)</b> <b>Address-</b> C/o. Prabhavti Jagannath Gajare Plot No.44 B, Shriniwas Colony, Near Ganesh Colony, Jalgaon -425001.	<b>Reserve Price</b> ₹ 1,30,50,000.00 (₹ One Corer Thirty Lakh and Fifty Thousand Only)		<b>Earnest Money Deposit (EMD)</b> ₹ 13,10,000.00 (₹ Thirteen Lakhs Ten Thousand Only)		
<b>4. Mr. Umesh Shankar Patil (Partner / Guarantor)</b> <b>Address-</b> Plot No. 65, Ashirwad, Shri Krishna Colony, Behind Ashok Bakery, Jalgaon- 425001	<b>6. Mr. Priyank Arjun Patil (Guarantor)</b> <b>Address-</b> Kaustubh, Plot No.29/30, Muktai Nagar, Jalgaon – 425001				
<b>5. Mrs. Kanchan Umesh Patil (Partner / Guarantor)</b> <b>Address-</b> Plot No. 65, Ashirwad, Shri Krishna Colony, Behind Ashok Bakery, Jalgaon- 425001	<b>7. Mr. Shankar Hari Patil (Guarantor/ Mortgagor)</b> <b>Address:</b> Plot No. 65, Ashirwad, Shri Krishna Colony, Behind Ashok Bakery, Jalgaon. 425001  <b>Branch : Jalgaon.</b>				

**Auction / Sale Venue :-**The Cosmos Co-Op. 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 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-Op. 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 13.03.2024, 06:00 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "The Cosmos Co-Operative Bank Ltd.". 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 with respect to loan of M/s. Shri Ganesh Kaju (Property owned by Mr. Pankaj Jagannath Gajare) 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, 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 Authorized Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount within 15 working days by way of PO/DD/RTGS/NEFT 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, the subject property will be opened **on 11.03.2024 at 11:00 am to 1:00 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 offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 13. The Detail 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/Guarantors/Mortgagors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

**Date :** 06.02.2024  
**Place :** Jalgaon

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