



Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5308 / 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, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction					
	Date	Amount		Date	Time				
1. M/s. KTK Infotronics Pvt Ltd., Office at: Oceania, B-101, Lodha Casa Rio, Kalyan Shil Road, Nilje Dombivali Thane-421 204.	23.06.2020	₹ 1,39,33,412.43 + Further Int. & Charges.	14.03.2023	15.10.2024	12:30 p.m.				
2. Mrs. Trupti Rupesh Kavishwar/Paturkar R/at: Flat No. A-703, 7th Floor, Nayantara City 2, Karmayogi Nagar, Govind Nagar, Nashik-422 009.									
3. Mrs. Sumedha Manoj Thakur R/at: Flat No.2303, 23rd Floor, the Majestic Tower CHSL, Sayani Road, Lower Parel, Prabhadevi, Mumbai-400 025. And Oceania, B-101, Lodha Casa Rio, Kalyan Shil Road, Nilje Dombivali Thane-421 204.									
4. Mr. Rupesh Ashok Kavishwar R/at: Flat No. A-703, 7th Floor, Nayantara City 2, Karmayogi Nagar, Govind Nagar, Nashik-422 009. And Oceania, B-101, Lodha Casa Rio, Kalyan Shil Road, Nilje Dombivali Thane-421 204.									
5. Mr. Mahendra Bhaskar Thakur R/at: 176, Kaisari Nagar, Nandurbar Lahan, Shahada Nandurbar, Dhule-425 412. Branch – Nashik.									
<table border="1"> <thead> <tr> <th>Reserve Price</th> <th>Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td>₹ 101.88 Lakhs (₹ One Crore One Lakh Eighty-Eight Thousand Only)</td> <td>₹ 10.20 Lakhs (₹ Ten Lakhs Twenty Thousand Only)</td> </tr> </tbody> </table>						Reserve Price	Earnest Money Deposit	₹ 101.88 Lakhs (₹ One Crore One Lakh Eighty-Eight Thousand Only)	₹ 10.20 Lakhs (₹ Ten Lakhs Twenty Thousand Only)
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<p align="center">Description of the Property</p> <p>All that piece and parcel of the property bearing Plot No.09 adm. 529.54 Sq.Mtrs of S.No. 40/2B along with the loadbearing construction made thereon adm. 92.913 sq.mtrs {992 Sq.Fts} built up bearing CTS No.4782 of village Devpur, Taluka and District Dhule is owned and possessed by Mr. Rupesh Ashok Kavishwar as member of Ravindranath Tagor CHSL bounded as: Towards East: By Plot No.6 and 7 Towards West: By Road Towards South: Plot No.10 Towards North: By Plot No.08 Together with the building constructed structure or to be constructed thereon.</p>									
<p>Auction / Sale Venue: - The Cosmos Co-Operative Bank Ltd., Nashik Branch, Gurudarshan, Plot No.13, Sharanpur Trimbak Link Road, Opp. Old Police Commissioner Office, Nashik- 422 005 (Phone No. 0253-2572941)</p>									

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 branch of the The Cosmos Co-Operative Bank Ltd., Nashik Branch, Gurudarshan, Plot No.13, Sharanpur Trimbak Link Road, Opp. Old Police Commissioner Office, Nashik- 422 005 (Phone No. 0253-2572941). 3. Tender should reach at above auction address on or before 14.10.2024 before 6:00 p.m., with earnest money by way of P.O./D.D. 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 of M/s. KTK Infotronics Pvt Ltd., (Mr. Rupesh Ashok Kavishwar)" 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 11.10.2024 at 11:00 a.m. to 5:00 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 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 15 days' notice to the Borrower/ Co-borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Rajesh Ramdas Shah
Authorized Officer & Assistant General Manager
The Cosmos Co-Operative Bank Ltd.

Date : 21.09.2024
Place : Dhule-Nashik