



Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony,
University Road, Ganeshkhind, Shivajinagar, Pune - 411 007.
Phone : 020 - 6708 5305

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, Directors, Mortgagors, Guarantors & Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction				
	Date	Amount		Date	Time			
1. M/s. Phoenix Refrigeration Pvt. Ltd. Having its registered office at- 11/12, Sharada Industrial Estate, S. No. 38/1, Khedekar Industrial Estate, Narhe, Pune- 411041. Also at- Plot No. A- 5, Rajegaon MIDC, Bhandara, Mouje- Chikhali Hamesha, Tal. & Dist. Bhandara, 441 804. 2. Mr. Kashiwar Narendra Maroti 3. Mrs. Kashiwar Ujwala Narendra Both residing at:- Flat No. D- 401, Grand View 7, Katraj Bypass Road, Near Ashok Leyland, Ambegaon Khurd, Katraj, Pune- 411046. 4. Mrs. Borkar Manisha Jayant 5. Mr. Borkar Jayant Tulsidas (Guarantor/Director) Both residing at:- Flat No. 26, B- Wing, Ashirwad Garden, NDA Road, Shivane, Pune- 411023. 6. Mr. Dhonge Mahesh Pandhari Address: Flat No. 5, B Type, GST Colony, Phule Nagar, Alandi road, Yerwada, Pune- 411006. Branch – Dhankawadi.	28.09.2021	Rs.198.43 Lakhs + Further Int. & Charges.	Physical Possession on 07.10.2022	29.02.2024	12:30 p.m.			
	<table border="1"> <thead> <tr> <th>Reserve Price</th> <th>Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td>₹ 54.00 Lakhs (₹ Fifty Four Lakhs Only)</td> <td>₹ 5.40 Lakhs (₹ Five Lakhs Forty Thousand Only)</td> </tr> </tbody> </table>		Reserve Price	Earnest Money Deposit	₹ 54.00 Lakhs (₹ Fifty Four Lakhs Only)	₹ 5.40 Lakhs (₹ Five Lakhs Forty Thousand Only)	<p align="center">Description of the Property (Property Owned by Mr. Kashiwar Narendra Maroti and Mrs. Kashiwar Ujwala Narendra.) All that piece and parcel of residential Premises bearing Flat no. 401, adm. About 80.37 sq. m. (built up) and sit out adm. 10.16 sq. m. on 4th Floor and covered car parking space no. D-7, adm. 9 sq. m. in Building "D", in the scheme known as "Grand View- 7", Building – D Co-Op. Housing Society Ltd., constructed in the land bearing S. No. 6/4, 6/5, 6/6/1 to 6/6/4, 6/12(part), Village – Ambeagaon Budruk, Taluka Haveli, District Pune.</p>	
Reserve Price	Earnest Money Deposit							
₹ 54.00 Lakhs (₹ Fifty Four Lakhs Only)	₹ 5.40 Lakhs (₹ Five Lakhs Forty Thousand Only)							
		<p>Auction / Sale Venue: - 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. 020-67085305)</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 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. 020-67085305). 3. Tender should reach at above auction address on or before 28.02.2024 up to 5:00 p.m., 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 favor 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 M/s. Phoenix Refrigeration Pvt. Ltd." 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 27.02.2024 at 11:00 a.m. to 2:00 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/Directors/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 13.02.2024
Place : Pune

Rajesh Kadam,
Asst. General Manager & Authorized Officer,
The Cosmos Co-Operative Bank Ltd.