



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) Mr. Ashish Shyamlal Tiwari (Borrower/Mortgagor)</b> , Quarter No. 279/K, Aagiwali Chawl, Bhusawal- 425201, <b>Also at - 1179 D, RB 1 Kandari, POH Colony, Near Bhusawal- 425201</b> <b>2) Mr. Akash Shyamlal Tiwari (Co-Borrower/ Mortgagor)</b> , Quarter No.279/K, Aagiwali Chawl, Bhusawal- 425201, <b>Also at- 1179 D, RB 1 Kandari, POH Colony, Near Bhusawal- 425201</b> <b>3) Mrs. Ratna Shyamlal Tiwari (Co-Borrower / Mortgagor)</b> , Quarter No. 279/K, Aagiwali Chawl, Bhusawal- 425201 <b>Also at- 1179 D, RB 1 Kandari, POH Colony, Near Bhusawal- 425201</b> <b>4) Mr. Padmakar Pralhad Pachpande (Guarantor)</b> , 5A, Raunak Colony, Old MIDC, Near Rasoni High School, Jalgaon - 425003 <b>5) Mr. Sanjay Shravan Tayade (Guarantor)</b> , RB1, 1149A, POH Colony, Bhusawal- 425201	12.07.2022	₹ 24,89,472.29 + Further Interest, Charges, etc.	26.05.2023	21.03.2024	12:30 PM
	<b>Description of the Immovable Property-</b> All that piece and parcel of the property being S. No. 126/2/1/A out of that Plot No. 14 total area admeasuring about 624.96 sq. mtrs. out of that southern side plot area admeasuring about 86.16 sq. mtrs. and the construction standing thereon consisting Ground Floor admeasuring 54.00 sq. mtrs. and first floor admeasuring 29.39 sq. mtrs. i.e. total built up area admeasuring about 83.39 sq. mtrs., situated at Mouje Kandari, Taluka Bhusawal, Dist. Jalgaon and the said property is <b>Bounded</b> as follows-On or towards <b>East-</b> By 9 mtrs. wide Road, On or towards <b>West-</b> By Plot No. 13 out of same S. No. On or towards <b>North-</b> By Remaining land of same plot, On or towards <b>South-</b> By Plot No. 15 out of same S. No.				
		<b>Reserve Price</b> ₹ 17.89 Lakhs. (₹ Seventeen lakh Eighty Nine Thousand Only)		<b>Earnest Money Deposit (EMD)</b> ₹ 1.80 Lakhs. (₹ One Lakh Eighty Thousand Only)	
<b>Auction / Sale Venue :-</b> The Cosmos Co-op Bank Ltd, S.No. 4223, 4224, 4225, Garud Plot, M.T. Road, Tal Bhusawal, Dist Jalgaon. (Phone:- 02582-222010, 228400)					

**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., S. No. 4223, 4224, 4225, Garud Plot, M.T. Road, Tal. Bhusawal, Dist Jalgaon. (Phone:- 02582-222010, 228400. 3) Tender should reach at above auction address **on or before 20.03.2024**, 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 favor of "The Cosmos Co-Operative Bank Ltd." A/c No. 090370171, IFSC code – COSB0000090, Branch University Road, Pune. 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. Ashish Shyamlal Tiwari." separately 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, GST TCS, fees, etc. have to be borne by the buyer only. 6. Applicable stamp duty/additional stamp duty/transfer and registration charges, fees pertaining to immovable property have to be borne by 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 & Movable property shall be resold. 10. For an inspection on **18.03.2024 at 11:00 a.m. 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 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](http://www.cosmosbank.com).

**Note:-** This also be considered as 15 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 05.03.2024  
Place : Bhusawal

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