



**THE COSMOS
CO-OP. BANK LTD.**
(Multistate Scheduled Bank)

Registered Office: 'Cosmos Tower', 1st Floor, Plot No. 6,
ICS Colony, University Road, Ganeshkhind, Pune - 411 007.
Phone No. Pune Office: 020-67085308

Sale Notice For Sale of Immovable Property [As per provision to rule 8(6)]

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/E-auction					
	Date	Notice Amount		Date	Time				
1. M/s. City Fitness Prop. Mr. Rohit Purshottam Borade (Deceased) Address: Renaissance Business Centre, 3rd Floor, Near Rosary School, Camp, Pune - 411001. Since Deceased through his legal heirs: <ol style="list-style-type: none"> Mrs. Vidya Purshottam Borade Mrs. Mariam Rohit Borade Master Armaan Rohit Borade (Minor - Guardian Mrs. Mariam Rohit Borade) Miss Trisha Rohit Borade (Minor - Guardian Mrs. Mariam Rohit Borade) Mr. Purshottam Borade 	30.05.2022	₹ 136.49 Lakhs + Further Int.	Physical Possession on 30.10.2023	03.02.2024	12:30 P.M.				
2. Mr. Sandeep Ashok Agarwal 3. Mrs. Shweta Sandip Agarwal 4. Mrs. Vidya Purshottam Borade 5. Ms. Shradha Purshottam Borade Branch - Pune Camp.		Description of the Immovable Property- All that piece and parcel of Shop No.1 adm. built - up area about 13.19 sq. meters i.e. 142 sq. ft. situated on the lower ground floor in the building known as "Shree Mangal Prestige" (Shree Mangal Prestige CHSL) constructed on CTS No.430, the property admeasuring about 403.2 sq. meters situated at Somwar Peth within the registration District Pune, Sub Registration District Haveli, Taluka Pune, Pune City, District Pune and within the limits of Pune Municipal Corporation. (Property owned by Smt. Vidya Purushottam Borade)							
		<table border="1"> <thead> <tr> <th>Reserve Price</th> <th>Earnest Money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>₹ 15.00 Lakhs (₹ Fifteen Lakhs Only)</td> <td>₹ 1.50 Lakhs (₹ One Lakh Fifty Thousand Only)</td> </tr> </tbody> </table>		Reserve Price	Earnest Money Deposit (EMD)	₹ 15.00 Lakhs (₹ Fifteen Lakhs Only)	₹ 1.50 Lakhs (₹ One Lakh Fifty Thousand Only)		
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₹ 15.00 Lakhs (₹ Fifteen Lakhs Only)	₹ 1.50 Lakhs (₹ One Lakh Fifty Thousand Only)								
		Sale/Auction Venue – The Cosmos Co-Operative Bank Ltd., Recovery Section, 1st Floor, ICS Colony, University Road, Shivaji Nagar, Pune – 411 007. (Phone No. 020-67085305)							

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 Authorised Officer). 3. Tender should reach at above auction on or before **02.02.2024 before 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. 090370171, IFSC code - COSB0000090. 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. City Fitness"**" 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, fees, etc.. 6. All statutory /non statutory dues, taxes, rates, assessments, charges, fee, claims etc. owing to anybody will be 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] 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. 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% amount 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 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 of the property will be arranged **on 01.02.2024 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.

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.

Date : 12.01.2024
Place : Pune

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