

**COSMOS CO-OP. BANK LTD.**

(Multistate Scheduled Bank)

Enriching Life!

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5305/19

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower, Guarantors and Mortgagors that the below described Immovable property are charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of The Cosmos Co-op. Bank Ltd will be sold on **"As is where is", As is what is", and "Whatever there is basis"** on **23.09.2025 from 12:30 p.m. to 1:30 p.m.** with unlimited extension of 5 minutes each.

Name of the Borrower, Guarantors, Mortgagor and Branch	13(2) Demand Notice Details		Possession Date	Sale / E-Auction Details	
	Date	Notice Amount	Date	Date	Time
1. Mrs. Kalpana Onkar Rath Prop. of M/s. Shrivenk Enterprises	19.10.2018	₹ 1,22,25,764.70 + Further Int.+ Charges	18.01.2020	23.09.2025	12:30 p.m.
2. Mr. Onkar Brijmohan Rath 1 & 2 both at : C/o. M/s. Big Mobile Communication Pvt. Ltd., Shop no.7/8, Ground Floor, Vaibhav Theater Complex, S. No. 84, Hadapsar, Pune-411 028	Details of Immovable Properties: All that piece and parcel of land bearing CTS No. 39 area admeasuring about 84.54 Sq. Mtrs. (area 45 Sq. Mtrs. under road widening) i.e. total area 39.5 Sq. Mtrs. with super structure standing thereon consisting of Ground Floor area 37.90 Sq. Mtrs. i.e. 408 Sq. Fts., Mezzanine Floor area 21.37 Sq. Mtrs. i.e. 230 Sq. Fts. and First Floor area 49.05 Sq. Mtrs. i.e 528 Sq. Fts. bearing House No. 176 of Village Hadapsar, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation.				
3. Mr. Akshay Brijmohan Rath C/o. A. R. Mobile World. Shop no.5, Opp. Dnyan Prabhodhini School, Near Hatti Ganpati, Sadashiv Peth, Pune-411030					
4. Mr. Pralhad Mangilal Tiwari (I) R/at:- 146/1/1, At Post - Phursungi Bhekrai Nagar, Pune - 412 308.	Reserve Price		Earnest Money Deposit		
	₹ 211.00 Lakhs (₹ Two Crores Eleven Lakhs Only)		₹ 21.10 Lakhs (₹ Twenty-One Lakhs Ten Thousand Only)		
5. Mr. Tejprakash Harikisan Bhutada R/at:- Flat No. 39, Building No. 3, Prajkata Hsg. Society, Swami Vivekanand Nagar, Ramtekadi, Pune - 411 013.	Branch - Hadapsar.				

Terms and Conditions: 1. For inspection, subject property will be open on **11.09.2025 between 11:30 a.m. to 1:30 p.m.** 2. Tender forms are available with Authorised Officer. 3. For any queries regarding e-auction contact to the Authorised Officer on above mentioned number. 4. Earnest Money Deposit (EMD) shall be deposited along with Tender Form & KYC document on or before **22.09.2025 upto 5:00 p.m.** EMD should be paid through DD/RTGS/NEFT fund transfer to credit the amount to The Cosmos Co-Operative Bank Ltd. "E-Auction EMD Account" No. COS370219, IFSC Code: COSB0000090.

This notice also be considered as 30 days notice to the Borrower, Co-borrower, Guarantors and Mortgagors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Note:- Detailed terms & conditions of the sale are available with the Bank website i.e. <https://www.cosmosbank.com> AND <https://cosmosbank.auctiontiger.net>

Date : 17.08.2025

Place : Pune

Authorized Officer,

The Cosmos Co-Operative Bank Ltd.