



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

Recovery Department, Region-II
Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North),
Dadar (West), Mumbai - 400 028. Phone No. 022- 69476 012/57,58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrowers, Mortgagors & Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of The Cosmos Co. Op. Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given here under:

Sr. No.	Name of Borrower/ Mortgagors/Guarantors	A. Date of Demand Notice B. Amount claimed in Demand Notice C. Possession Type / Date	Details of Secured Assets for Sale/Auction	Date & Time of E-Auction I. Reserve Price II. E.M.D. (Earnest Money Deposit) III. Bid Incremental Amount
1.	Borrower/Mortgagor: Mr. Mohd. Qamar Sheikh	A. 04.05.2023 B. ₹ 25,77,997.32 plus further interest & charges there on C. 13.10.2023-Physical	All the Piece and Parcel of property being Flat No.G-1, on Ground floor, admeasuring carpet area of 349.85 Sq. ft. i.e. 32.48 sq. mtrs. in Building No.11 of Sathya Lifestyles constructed on all that piece and Parcel of land bearing New Survey No.3 and Hissa No.1/24 situated at Village Shelvali, Tal. & District Palghar situated within the jurisdiction of Sub-Registrar of Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways easements and parking available to said flat and membership attached to said flat	04.02.2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 13,50,000/- 2. ₹ 1,35,000/- 3. ₹ 5,000/-
2.	Borrower/Mortgagor: Mrs. Gianjali Manohar Morvekar	A. 04.05.2023 B. ₹ 26,30,025.11 plus further interest & charges there on C. 13.10.2023-Physical	All the Piece and Parcel of property being Flat No.S-2, on 2nd floor, admeasuring carpet area of 349.85 Sq. ft. i.e. 32.48 sq. mtrs. in Building No.13-B of Sathya Lifestyles constructed on all that piece and Parcel of land bearing New Survey No.3 and Hissa No.1/24 situated at Village Shelvali, Tal. & District Palghar situated within the jurisdiction of Sub-Registrar of Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways easements and parking available to said flat and membership attached to said flat	04.02.2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 13,50,000/- 2. ₹ 1,35,000/- 3. ₹ 5,000/-
3.	Borrower/Mortgagor: Mr. Anil Kumar Gulabchand Pasi Co-Borrower/Mortgagor: Mrs. Pinki Anil Kumar Pasi	A. 04.05.2023 B. ₹ 27,87,831.69 plus further interest & charges there on C. 13.10.2023-Physical	All that Piece and Parcel of property being residential premises i.e. Flat No.L-4, on 4th floor admeasuring carpet area of 434.5 sq. ft. i.e. 44.96 sq. Mtr. in building No. 7-A of Sathya Lifestyles constructed on all that piece and Parcel of land bearing New Survey No.3, Hissa No.1/2A situated at Village Shelvali, Tal. And District Palghar situated within the jurisdiction of Sub-Registrar of Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways easements and parking available to said flat and membership attached to said flat	04.02.2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 18,70,000/- 2. ₹ 1,87,000/- 3. ₹ 5,000/-
4.	Borrower/Mortgagor: Mr. Adil Yusuf Khan Co-Borrower/Mortgagor: Mrs. Aheen Adil Khan	A. 05.04.2023 B. ₹ 25,34,114.15 plus further interest & charges there on C. 02.12.2023-Physical	All the Piece and Parcel of property being Flat No.102, on 1st Floor, admeasuring carpet area of 32.23 sq. mtrs. in D Wing of Akash Complex in Vasundhara Nagar, constructed on all that piece and Parcel of land bearing New Survey No.14/1+14/2/2 and Old Survey No.14/1 admeasuring in aggregate area of 5114 sq.mtrs. situated at Village Kurgaon, Baisar (W), Tal. & District Palghar situated within the jurisdiction of Sub-Registrar of Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways easements and parking available to said flat and membership attached to said flat	04.02.2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 12,00,000/- 2. ₹ 1,20,000/- 3. ₹ 5,000/-
5.	Borrower/Mortgagor: Mr. Mohammed Irfan Shabbir Qureshi Co-Borrower/Mortgagor: Mrs. Samira Mohammed Irfan Qureshi	A. 04.05.2023 B. ₹ 24,84,306.39 plus further interest & charges there on C. 18.12.2023-Physical	All the Piece and Parcel of property being Flat No.103, on 1st Floor, admeasuring carpet area of 389.62 sq. ft. in A Wing of Hirani Regency constructed on all that piece and Parcel of land bearing New Survey No.30/4 and 20/3 situated at Village Kurgaon, Baisar (W), Tal. & District Palghar situated within the jurisdiction of Sub-Registrar of Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways easements and parking available to said flat and membership attached to said flat	04.02.2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 11,75,000/- 2. ₹ 1,17,500/- 3. ₹ 5,000/-

STATUTORY NOTICE: As per Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002. This notice also be considered as a 15 days' notice to the Sr. No. 1 to 5 above said Borrower, Co-Borrowers, Mortgagors & Guarantors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Note: 1. For inspection of subject properties will be available with prior appointment, 2. EMD/BID forms are available with Authorized Officer, 3. Please contact for EMD payment details to Authorized Officer Mob. 932240003/997575917, 4. Last Date & Time of EMD and KYC Documents submission on 03.02.2025 up to 4.30 p.m. for properties.
For detailed terms & conditions of the sale is available with the Bank Website i.e. <https://www.cosmosbank.com/auCTION-noICE.aspx> AND Auctioneer Website i.e. <http://cosmosbank.auctioneer.net>

Sd/-
Authorized Officer
Under SARFAESI Act, 2002
The Cosmos Co-operative Bank Ltd.

Date: 16.01.2025
Place: Mumbai

