



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 As per Proviso 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, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction					
	Date	Notice Amount		Date	Time				
1. M/s. Tushar Doshi and Associates (Borrower Firm) Through its Proprietor Mr. Tushar Ramesh Doshi Address- Flat No.201 & 202, City Pride, Shalimar Chowk, Daund –413 801, Dist. Pune.	10.04.2023	₹ 3,21,21,135.00 + Further Interest, Charges, etc.	20.07.2024	27.10.2025	12:30 p.m.				
2. Mrs. Swati Tushar Doshi (Guarantor/ Mortgagor) Address: Flat No.201 & 202, City Pride, Shalimar Chowk, Daund –413 801, Dist. Pune.	Description of the Immovable Property put for Sale- All that piece and parcel of property i.e. N.A Plot admeasuring about 80 Are Gat No. 214 old Gat No. 236 and the structure standing thereon admeasuring 109.80 sq.mtrs situated at Village Kurkumbh, Pune Solapur Road, Tal. Daund along with undivided share in the common areas and within the limits of Daund Nagar Panchayat and within jurisdiction of Sub Registrar Daund. Tal Daund Dist Pune. (Owned by Mr. Sohail Nasir Khan, Mrs. Najnin Shakil Khan, Mr. Talaha Shakeel Khan And Mrs. Alina Shakeel Khan)								
3. Mr. Sohail Nasir Khan (Guarantor/ Mortgagor) Address- 161, Gandhi Chowk, Near Janaki Hospital, Daund – 413 801, Dist : Pune.									
4. Mrs. Najnin Shakil Khan (Guarantor/ Mortgagor) Address- 161, Gandhi Chowk, Near Janaki Hospital, Daund – 413 801, Dist : Pune.	<table><tr><th>Reserve Price</th><th>Earnest Money Deposit (EMD)</th></tr><tr><td>₹ 2,29,06,000.00 (₹ Two Crores Twenty Nine Lakh Six Thousand Only)</td><td>₹ 22,91,000.00 (₹ Twenty Two Lakhs Ninety One Thousand Only)</td></tr></table>					Reserve Price	Earnest Money Deposit (EMD)	₹ 2,29,06,000.00 (₹ Two Crores Twenty Nine Lakh Six Thousand Only)	₹ 22,91,000.00 (₹ Twenty Two Lakhs Ninety One Thousand Only)
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5. Mr. Talaha Shakeel Khan (Guarantor/ Mortgagor), Address- 161, Gandhi Chowk, Near Janaki Hospital, Daund – 413 801, Dist : Pune.									
6. Mrs. Alina Shakeel Khan (Guarantor/ Mortgagor) Address- 161, Gandhi Chowk, Near Janaki Hospital, Daund – 413 801, Dist : Pune.	7. Mr. Preetam Ramchandra Pawar(Guarantor) Address- Gandhi Chowk, Near Janaki Hospital, Daund – 413 801, Dist : Pune. Branch :-Shaniwar Peth, Pune								

Auction / Sale Venue :- The Cosmos Co-Op. Bank Ltd., 'Cosmos Tower', Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune – 411 007.

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 tender, the tenderer should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the properties in question and later on no objection of any kind shall be entertained in this regard. (Tender forms are available on the above address of Auction / Sale Venue). 3. Tender should reach at above auction address **on or before 24.10.2025 before 4.00 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." EMD A/c No. COS370219, 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 with respect to loan of M/s. Tushar Doshi and Associates"** 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. All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fee, 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 deposited before bid] 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 in favor of "The Cosmos Co-Operative Bank Ltd." EMD A/c No. COS370219, IFSC code - COSB0000090. 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 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 property will be open **on 17.10.2025 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 on the Bank's web site i.e. **www.cosmosbank.com**

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

Date : 22.09.2025
Place : Pune

Mr. Rajesh Shah
Authorized Officer & Asst. General Manager
The Cosmos Co-operative Bank Ltd.