



Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007.
Phone : 020 - 6708 5308 / 6708 5311

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, Guarantors, Mortgagor & Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction					
	Date	Amount		Date	Time				
1. Mr. Rishiraj Vijaysinh Naik Nimbalkar	26.11.2019	Rs. 82,42,540.89 + Further Interest, Charges, etc.	10.11.2021	04.05.2024	12:30 PM				
2. Mrs. Rashmi Rishiraj Naik Nimbalkar, Both Residing at – 405, Nimbalkar Wada, Raviwar Peth, Tal. Phaltan, Dist. Satara-415523									
3. Late Mangaladevi Pratapsinh Jadhavrao, (Since deceased through her legal heirs)	Description of the Immovable Property: All that piece & parcel of Open N.A. Plot No. 4 admeasuring 318.60 SQM, Plot No.5 admeasuring 319.72 SQM, Plot No.6 admeasuring 320.85 SQM & Plot No.7 admeasuring 373.60 SQM out of Gat No.1/B at Zirapwadi, Phaltan, Dist. Satara.								
3a. Mr. Ranjeet Pratapsinh Jadhavrao, Add.- A/P Malegaon Budruk, Tal. Baramati, Dist. Pune 413115.									
3b. Mrs. Rashmi Rushiraj Naik Nimbalkar Add.- 405, Naiknimbalkar Wada, Raviwar Peth, Tal. Phaltan, Dist. Satara 415523.									
3c. Mr. Shailendra Pratapsinh Jadhavrao, Add.- A/P Malegaon Budruk, Tal. Baramati, Dist. Pune 413115.	<table border="1"> <thead> <tr> <th>Reserve Price</th> <th>Earnest Money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>₹ 36.47 Lakhs. (₹ Thirty Six Lakhs Forty Seven Thousand Only)</td> <td>₹ 3.65 Lakhs. (₹ Three Lakhs Sixty Five Thousand Only)</td> </tr> </tbody> </table>		Reserve Price	Earnest Money Deposit (EMD)	₹ 36.47 Lakhs. (₹ Thirty Six Lakhs Forty Seven Thousand Only)	₹ 3.65 Lakhs. (₹ Three Lakhs Sixty Five Thousand Only)			
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4. Mr. Sunil Gangadhar Jangam, Add.- Shiv Bunglow, Bhadakamkar Nagar, Tal. Phaltan, Dist. Satara, Satara – 415 523.									
5. Mrs. Archana Narendra Taware, Add.- Suryakunj, Laxminagar, Tal. Phaltan, Dist. Satara, Satara – 415 523.									
Branch – Phaltan.									
Auction / Sale Venue: - The Cosmos Co-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6 ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085311)									

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 Cosmos Co-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6 ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085311). 3. Tender should reach at above address on or before **04.05.2024** before Sale / Auction Time, 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. Rishiraj Vijaysinh Naik Nimbalkar" 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, rates, assessments, charges, fees, 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 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 property shall be resold. 10. For an inspection of the property will be arranged on prior appointment. 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 a **30 days'** notice to the Borrower/Co-Borrower/Mortgagors/Guarantors under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 27.03.2024
Place : Phaltan, Dist. Satara

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