



THE 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 5308/11

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, Co-Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
				Date	Time
1. Mr. Ganesh Sambhaji Sutar (Borrower)	Date	Notice Amount			
	11.12.2023	₹ 24,67,978.34 + Further Int. & Charges.	18.10.2024	19.09.2025	12:30 PM
2. Mrs. Suvarna Sambhaji Sutar (Co-Borrower)	Description of the Property- (Owned by Mr. Ganesh Sambhaji Sutar and Mrs. Suvarna Sambhaji Sutar) All that piece and parcel of the property bearing Flat No. 310 area admeasuring 38.21 Sq. Mtrs. (Carpet area) along with attached balcony admeasuring 5.58 Sq. Mtrs. situated on 3rd Floor in the Wing B in the project known as “Chandrai Capital” constructed on S. No. 10/5 admeasuring 28.50R + Potkharaba 11R i.e. 39.50 R out of total land admeasuring 34R+ Potkharaba 11R i.e. total 45 R situated at Village Ambegaon, Taluka Haveli, Dist. Pune within the local limits of Pune Municipal Corporation and within the registration limits of Sub Registrar Haveli.				
Both Residing at:- 1st Add. - Flat No. 310, 'Chandrai ShoppingMall' Building, S. No. 30/07/16 Ambegaon Budruk, Pune 411 046.					
2nd Add. - A/p. Bambwade, Bambwade, Satara 415 014.					
3. Mr. Abhijit Sanjay Sonawane (Guarantor)					
1st Add.- A/p. Nhavi, Tal. Bhor, District Pune, Pune 412 205.					
2nd Add.- S. No.1015, Flat No.409,Viraj Heights, Near Sinhgad Law College, Ambegaon Budruk, Pune – 411 046.					
Branch:- Ambegaon Budruk, Pune.	Reserve Price		Earnest Money Deposit (EMD)		
	₹ 32.00 Lakhs (₹ Thirty Two Lakhs Only)		₹ 3.20 Lakhs (₹ Three Lakhs Twenty Thousand Only)		

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 Numbers-020-67085308/311)

Terms and Conditions : 1. The Sale/Auction of the above property is "as is where 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 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. 020-67085308/311). 3. Tender should reach at above auction address **up to 18.09.2025 before 5.00pm**, 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 favour of "The Cosmos Co-Operative Bank Ltd." A/c No. –A/c No. 090370171, IFSC Code – COSB0000090, Branch University Road, Pune, along with KYC. 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. Ganesh Sambhaji Sutar & Mrs. Suvarna Sambhaji Sutar " 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, 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 said property will be available on demand, Contact on above given phone numbers before bank hours **up to 17.09.2025**. 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 : 29.08.2025

Place : Pune

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