



THE COSMOS CO-OP. BANK LTD.
(Multistate Scheduled Bank)
Enriching Life!

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- 69476012/57/58

**E-AUCTION
SALE NOTICE
UNDER
SARFAESI ACT,
2002**

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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/Mortgagor & Guarantors of that the below described immovable property mortgaged to the Erstwhile Sahebrao Deshmukh Co-operative Bank Ltd. (Secured Creditors), which is amalgamated with The Cosmos Co-op Bank Ltd., Pune as per RBI order dated 20.09.2023 w.e.f. 26.09.2023. The possession of which has been taken by the Authorized Officer of The Cosmos Co-operative 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 hereunder:

Name of Borrower/Mortgagor & Guarantors	Details of Secured Assets for Sale / Auction
<u>Borrower/Mortgagor:</u> Mr. Sudhir Ramchandra Nage <u>Guarantors:-</u> 1. Mr. Israr Iqbal Sayyed 2. Mr. Ravindra Babanrao Pophale	All that piece and parcel of Flat No.08, on the First Floor in Phase II admeasuring 428 Sq. Ft. i.e. 39.77 sq. mtrs. Built up in the building known as "Yashwant Vihar Sahakari Griharachna Sanstha Limited", constructed on the Survey No.33, Hissa No.C, Area 10 Are and Survey No.33, Hissa No. Eland 10 Are (Old Survey No.30) these two land amalgamated total plot area 20 Are (2000 Sq. Mt.) Village Katraj, Kondhawa Road, Katraj, Pune – 411 046. (Owned by Mr. Sudhir Ramchandra Nage)
Demand Notice Date & Amount	Demand Notice Date 05/06/2024 of ₹ 17,91,339.72 plus further interest & charges thereon.
Possession Date & Type	25.06.2025 - Physical
Reserve Sale Price	₹ 18,75,000/- (₹ Eighteen Lakhs Seventy Five Thousand Only)
Earnest Money Deposit (E.M.D.)	₹ 1,87,500/- (₹ One Lakhs Eighty Seven Thousand Five Hundred Only)
Bid Incremental Value	₹ 10,000/- (₹ Ten Thousand Only)
Date & Time of E-Auction	06.12.2025 from 1.00 p.m. to 2.00 p.m.
Date & Time of Inspection	21.11.2025 from 11.00 a.m. to 12.00 noon
Last Date & Time of EMD and KYC Documents Submission	05.12.2025 upto 4.30 p.m.

STATUTORY NOTICE:-As per rule 8(6) of Security Interest (Enforcement) Rules, 2002.

This notice also be considered as a 30 days' notice to the Borrower firm through its Borrower/Mortgagor & 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. EMD/BID forms are freely available with Authorised Officer & on Bank Website,
2. Please contact for EMD payment & other details to Authorised Officer Mob. 9960974848/ 9322480888/ 8975758517.

For detailed terms & conditions of the sale is available with the Bank Website i.e. <https://www.cosmosbank.com/auction-notice.aspx> AND Auctioneer Website i.e. <https://cosmosbank.auctiontiger.net>.

Date : 04.11.2025

Place : Pune

Sd/-
Authorised Officer and Chief Manager - OSD,
Under SARFAESI Act, 2002

The Cosmos Co-operative Bank Ltd.