

**THE COSMOS CO-OP. BANK LTD**  
**(Multistate Scheduled Bank)**  
**‘Cosmos Tower’, 1<sup>st</sup> Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind,**  
**Pune – 411 007.**  
**Phone No. Pune Office - 020-67085305**

E-auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The Authorised Officer of The Cosmos Co-Operative Bank Ltd. Pune has decided to sale/E-Auction the possessed Immovable property of the defaulter as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **“As is where is”, “As is what is” and “whatever there is basis” by Inviting Tenders.**

**1. M/s. City Fitness**

**Prop. Mr. Rohit Purshottam Borade (Deceased)**

Address - Renaissance Business Centre,  
3<sup>rd</sup> Floor, Near Rosary School, Camp, Pune - 411001.

**Since Deceased through his legal heirs:**

- a. Mrs. Vidya Purshottam Borade**
- b. Mrs. Mariam Rohit Borade**
- c. Master Armaan Rohit Borade**  
(Minor - Guardian Mrs. Mariam  
Rohit Borade)
- d. Miss Trisha Rohit Borade**  
(Minor - Guardian Mrs. Mariam Rohit Borade)
- e. Mr. Purshottam Borade**

**2. Mr. Sandeep Ashok Agarwal**

**3. Mrs. Shweta Sandip Agarwal**

**4. Mrs. Vidya Purshottam Borade**

**5. Ms. Shradha Purshottam Borade**

**• Online E-Auction Sale/bidding would be conducted only through following website: -**

**<https://cosmosbank.auctiontiger.net> on 23.12.2025 between 12:30 PM to 1:30 PM with unlimited extension of 5 minutes each.**

**• Reserve Price and EMD for the below mentioned Immovable property are as follows:-**

**Schedule I**

Property details	Reserve Price	EMD
Shop No.1, “Shree Mangal Prestige” (Shree Mangal Prestige CHSL), Somwar Peth, Pune.	₹ 8,00,000/-	₹ 80,000/-

**Description of Immovable Property**

**Details of Immovable Property: -**

All that piece and parcel of Shop No.1 adm. built – up area about 13.19 sq. meters i.e. 142 sq. ft. situated on the lower ground floor in the building known as “Shree Mangal Prestige” (Shree Mangal Prestige CHSL) constructed on CTS No.430, the property admeasuring about 403.2 sq. meters situated at Somwar Peth within the registration District Pune, Sub Registration District Haveli, Taluka Pune, Pune City, District Pune and within the limits of Pune Municipal Corporation. (Property owned by Smt. Vidya Purushottam Borade).

### **#TERMS & CONDITIONS#**

- 1) The above property shall be sold on "As is where is", "As is what is and whatever there is basis" and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting quotation, for the information of said Sale/E-Auction, it's Terms & Conditions of sale, Bid form and procedure of submission of Bid/Offer, please contact on above address or numbers.
- 3) Before Submitting the Bids Bidders 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.
- 4) Applicable stamp duty/additional stamp duty/transfer and registration charges, fees have to be borne by the buyer only.
- 5) All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fees, TDS, TCS, claims etc. pertaining to above property & its sale, will be the responsibility of the purchaser only.
- 6) Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd/Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, and Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Praveen Kumar Thevar-9722778828-079-35022145/149/182, [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) AND Email Id-[support@auctiontiger.net](mailto:support@auctiontiger.net), Contact No.- 9265562818/21.
- 7) EMD and KYC documents should reach the undersigned on or before 22.12.2025 up to 5:00 P.M. Earnest Money Deposit (EMD) shall be deposited through D.D / RTGS/NEFT fund transfer to credit the amount to The Cosmos Co-Op. Bank Ltd. "E-Auction EMD Account" No. COS370219, IFSC Code: COSB0000090 before the above mentioned time.
- 8) The Bidder has right to increase his bid during the time of auction. The incremental value slab for the property shall be **₹ 10,000/-** & in-multiples thereof.
- 9) The successful bidder shall deposit 25% of the bid amount [Including EMD before bid] immediately within next working day after sale / E-auction, If the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any notice. After deposit of 25% amount and thereafter confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the confirmation letter or within such extended period allowed by said Authorised Officer. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without any notice and property shall be resold.
- 10) The EMD amount of unsuccessful bidder will be returned on closure of the e-auction/sale proceeding. The EMD amount shall not carry any interest.
- 11) For inspection, the subject property will be arranged on 20.12.2025 at 11:00 a.m. To 1:00 p.m.
- 12) There are no any encumbrances known to secured creditors in respect of the above mentioned property put for sale.
- 13) The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 14) The sale will be confirmed in the name of the purchaser(s)/applicant(s) only and will not be confirmed in any other name(s).
- 15) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 16) The sale is subject to confirmation of the Authorised Officer.

**NOTE: -** This notice also be considered as **15 days' notice to the Borrower, Co-Borrower, Guarantors and Mortgagors** under rule 8(6) of the Security Interest (Enforcement) Rules, 2002

about holding of E - auction sale on the above mentioned date if the dues are not repaid in full before the date of E - auction.

**Special instruction & caution:**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Cosmos bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

**Date:** 06.12.2025

**Place:** Pune

**SD/**

Asst. General Manager & Authorised Officer  
**The Cosmos Co-Operative Bank Ltd**