



Registered Office : 'Cosmos Tower', Plot No. 6,
ICS Colony, University Road, Ganeshkhind,
Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5305

E-auction Sale Notice for Sale of Immovable Assets 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

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower, Guarantors and Mortgagors that the below described immovable property is charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised officer of The Cosmos Co-op. Bank Ltd. will be sold on **"As is Where is", "As is What is" and "Whatever there is basis"** on **23.12.2025 from 12:30 p.m. To 1:30 p.m.** with unlimited extension of 5 minutes each.

Name of the Borrower, Co-Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/E-auction					
	Date	Notice Amount		Date	Time				
1. M/s. City Fitness Prop. Mr. Rohit Purshottam Borade (Deceased) Address: Renaissance Business Centre, 3rd Floor, Near Rosary School, Camp, Pune - 411001. <u>Since Deceased through his legal heirs:</u> <ul style="list-style-type: none"> 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 Branch - Pune Camp.	30.05.2022	₹ 136.49 Lakhs + Further Int.	Physical Possession on 30.10.2023	23.12.2025	12:30 P.M. To 1:30 P.M.				
Description of the 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)									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">Reserve Price</th> <th style="text-align: center;">Earnest Money Deposit (EMD)</th> </tr> <tr> <td style="text-align: center;">₹ 8,00,000/- (₹ Eight Lakhs Only)</td> <td style="text-align: center;">₹ 80,000/- (₹ Eighty Thousand Only)</td> </tr> </table>						Reserve Price	Earnest Money Deposit (EMD)	₹ 8,00,000/- (₹ Eight Lakhs Only)	₹ 80,000/- (₹ Eighty Thousand Only)
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Note : 1) For inspection, subject properties will be arranged on **20.12.2025 at 11:00 a.m. to 1:00 p.m.**
2) For any queries regarding e-auction contact to the Authorised Officer on above mentioned number.
3) 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** on or before **22.12.2025 up to 5:00 p.m.**

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

Detailed terms & conditions of the sale are available with the Bank Website i.e. <https://www.cosmosbank.com> AND <https://cosmosbank.auctiontiger.net>

Rajesh Kadam

Asst. General Manager & Authorised Officer,
The Cosmos Co-operative Bank Ltd.

Date : 06.12.2025

Place : Pune