



Sale Notice For Sale Of Immovable Property [Under rule 8(6) of SARFAESI Act, 2002]

The Authorised officer of 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	Notice Amount		Date	Time
(1) Smt. Sindhu S (Borrower) Residing at No.34, 1st Floor, Omkar Layout, Srinivasapura Cross, Near Omkara Hills, Kengeri Main Road, Bengaluru - 560060	29.04.2023	₹ 50,72,959/- + Further Int. & Charges.	25.06.2025 (Also published in Newspapers)	14.10.2026	11:30 AM
(2) Sri. Shiva Raju L K (Co-Obligant) Residing at No.34, 1st Floor, Omkar Layout, Srinivasapura Cross, Near Omkara Hills, Kengeri Main Road, Bengaluru - 560060	All that piece and parcel of Immovable Property bearing Site No. 31, PID No. 57-344-31, Survey No.68 & 69, Ward No.57, 1st A Cross, Tharamandala Pete, HBCS, Sarakki Village, Bengaluru and measuring East to West 30 Feet and North to South : 40 Feet, in all Totally Measuring 1,200 Sq. Feet together with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on : East By : Property Bearing No.30, West By : Property Bearing No.31/A, North By : Property Bearing No.31/C & 32, South By : Road.				
(3) Sri. Shivakumar Swamy M (Co-Obligant) Residing at No. 23, Jalamangala, Near Someshwara Temple, Ramanagara, Ramanagara Taluk & District - 562159					
Branch - Banashankari 3rd Stage.		Reserve Price ₹ 1,14,00,000/- (₹ One Crore Fourteen Lakhs Only)	Earnest Money Deposit (EMD) ₹ 11,40,000/- (₹ Eleven Lakhs Forty Thousand Only)		

Auction / Sale Venue :- Cosmos Co-Operative Bank Ltd., Regional Office, No. 73/1, Gandhi Bazar Main Road, Bengaluru 560004.

Terms and Conditions : 1. The Sale/Auction of the above property is "As is where is basis, As is what is basis Whatever there is basis and without recourse 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 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., Regional Office, No. 73/1, Gandhi Bazar Main Road, Bengaluru 560004. (Mobile No. 9423615424). 3. Tender should reach at above auction address on **13.10.2026 before 5.30 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "Cosmos Co-Operative Bank Ltd." 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 "Smt. Sindhu S" 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 "Cosmos Co-Operative Bank Ltd." If the successful purchaser fails to pay 25% of the amount within the time prescribed above, the EMD shall be forfeited without giving any notice. 9. After depositing of 25% and thereafter confirming the Sale/Auction by the Authorised Officer, the purchaser shall have to pay the 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 **upto 13.10.2026 from 11:00 a.m. to 5:00 p.m.** 11. There are not any encumbrances known to secured creditors in respect of the above-mentioned property put for sale. 12. To the best of knowledge and information to the authorized officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrance, title of property, society dues, Taxes, etc. put for Auction and claims/rights/dues/affecting the property prior to submitting their bid. The Auction advertisement does not constitute any commitment or any representation of "Cosmos Co-Operative Bank Ltd." The property is being sold with all the existing and future encumbrances whether known or unknown to "Cosmos Co-Operative Bank Ltd." The Authorized officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. 13. 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. 14. The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). 15. Before submitting bid, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on below address or contact number. 16. The sale shall be subject to rules/conditions prescribed under the Securitization Act and there under. 17. The sale is subject to confirmation by the Authorized Officer. The Title documents of the said property "As is what is basis with the bank" shall be hand over to successful bidder after deposition of full and final bid amount. 18. It shall be responsibility of the successful bidder to pay T.D.S. as applicable on the sale amount for Immovable Property under Section 194(1A) of the Income Tax Act & the successful bidder shall submit the proof thereof to the Authorized officer. 19. The Detailed Terms & Conditions of the sale will be read at the time & place of the sale. 20. This sale notice is also uploaded to the Bank's web site i.e. www.cosmos.bank.com.

Note:- This also be considered as **30 days' notice** to the Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 11.09.2026
Place : Bengaluru

Pravin Potdar
Authorised Officer & Asst. General Manager
Cosmos Co-Operative Bank Ltd.

