

**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 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, Directors, 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 **05.02.2026** from **12:30 p.m.** To **1:30 p.m.** with unlimited extension of 5 minutes each.

Name of the Borrower, Directors, Mortgagors, Guarantors & Branch	13(2) Demand Notice Details		Possession Date	Sale / Auction	
	Date	Amount		Date	Time
1. M/s. Phoenix Refrigeration Pvt. Ltd. Having its registered office at- Address - Plot No. A- 5, Rajegaon MIDC, Bhandara, Mouje- Chikhali Hamesha, Tal. & Dist. Bhandara - 441 804.	28.09.2021	Rs. 198.43 Lakhs + Further Int.	Physical Possession on 07.10.2022	05.02.2026	12.30 p.m. To 1.30 p.m.
Details of Immovable Property:- (Property Owned by Mr. Kashiwar Narendra Maroti and Mrs. Kashiwar Ujwala Narendra.)					
All that piece and parcel of residential Premises bearing Flat no. 401, adm. About 80.37 sq. m. (built up) and sit out adm. 10.16 sq. m. on 4th Floor and covered car parking space no. D-7, Adm. 9 Sq. m. in Building "D", in the scheme known as "Grand View- 7", Building - D Co-Op. Housing Society Ltd., constructed in the land bearing S. No. 6/4, 6/5, 6/6/1 to 6/6/4, 6/12(part), Village - Ambeagaon Budruk, Taluka Haveli, District Pune.					
Reserve Price		Earnest Money Deposit			
₹ 71.00 Lakhs (₹ Seventy One Lacs Only)		₹ 7.10 Lakhs (₹ Seven Lacs Ten Thousand Only)			

Notes : 1. For inspection, subject property will be arranged on **03.02.2026** at **11:00 a.m. To 1:00 p.m.** 2. Tender forms are available with Authorised Officer. 3. For any queries regarding e-auction contact to the Authorised Officer on above mentioned number. 4. 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 **04.02.2026** up to **5:00 p.m.**

This also be considered as a 15 days' notice to the 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.cosmos.bank.in> AND <https://cosmosbank.auctontiger.net>

Rajesh Kadam

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

Date : 17.01.2026

Place : Pune

