



Registered Office : 'Cosmos Bhavan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5308/11

Sale Notice For Sale Of Immovable Property As per Proviso to Rule 8(6)

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	Time			
M/s. Ashtavinayak Traders (Proprietary Firm) Through its Proprietor - Mrs. Hemlata Indrajit Shinde Address- I) Flat No. 14, Urmila Society, Gajanan Building, Gulab Nagar, Dhankawadi, Pune-411043. II) Office Address:- Flat No. 4, Ground Floor, Shilpa Lekha Society, S. No. 31/1/1, Ganeshnagar, Dhankawadi, Pune-411043	Date	Notice Amount						
	15.07.2023	₹ 39,47,231.97 + Further Int. & Charges.	27.12.2023	30.09.2026	11:30 A.M.			
	<table><tr><th>Reserve Price</th><th>Earnest Money Deposit (EMD)</th></tr><tr><td>₹ 10.46 Lakhs (₹ Ten Lakhs Forty Six Thousand Only)</td><td>₹ 1.05 Lakhs (₹ One Lakh Five Thousand Only)</td></tr></table>					Reserve Price	Earnest Money Deposit (EMD)	₹ 10.46 Lakhs (₹ Ten Lakhs Forty Six Thousand Only)
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Mr. Manish Madhukar Ghongade Address- Near Saibaba Mandir, Opp. Silver Park, 2/22, Chandresh Accord, Mira Road, East, Mira Bhayander, Thane- 401107	Description of the Immovable Property put for Sale – All that piece and parcel of Flat No. 14, admeasuring about 350 Sq. ft. i.e.32.25 Sq. mtrs. built up, on fifth floor in the building known 'Gajanan Apartment' in the society namely 'Urmila Co-operative Housing Society Ltd.', constructed on the S. No. 31 Hissa No. 4/1, 5/2, 5/1 and 5/4, situated at Village Dhankawadi, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation and within the registration limits of Sub Registrar Haveli Pune.							
Mrs. Jayashree Sunil Kumbharkar Address- Flat No. B104, S. No. 23/2, Renuka Residency, Katraj-Kondhwa Road, Katraj, Pune 411046.	Auction/Sale Venue:- Cosmos Co-Operative Bank Ltd., Cosmos Bhavan, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. (Phone Numbers-020-67085315).							
Mr. Indrajit Raghunath Shinde, Address- Flat No. 14, Urmila Society, Gajanan Building, Gulab Nagar, Dhankawadi, Pune-411043.								
Branch – Paud Road.								

Terms and Conditions : 1. The Sale/Auction of the above property is "As is where is, As is what is and Whatever there is 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., Cosmos Bhavan, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune – 411 007. (Phone No. 020-67085315). 3. **Tender should reach** at above auction address **on 29.09.2026 before 6.00 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 "M/s. Ashtavinayak Traders" 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 "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 it will be available **on 28.09.2026 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. 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. 13. The Detailed Terms & Conditions of the sale will be read at the time & place of the sale. 14. This sale notice is also uploaded to the Bank's web site i.e. www.cosmosbank.com.

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

Date : 12.09.2026
Place : Pune

Mr. Sachin Shrikumar Ranbhor
Authorized Officer & Asst. Gen. Manager,
Cosmos Co-operative Bank Ltd.