



Registered Office: 'Cosmos Tower', 1st Floor, Plot No. 6,
ICS Colony, University Road, Ganeshkhind, Pune - 411 007.
Phone No. Pune Office: 020-67086747/67085314

Sale Notice For Sale of Immovable Property [As per provision to rule 8(6)]

The, Authorised Officer of The 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 & Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale / Auction	
	Date	Outstanding Amt		Date	Time
1. M/s. Jeenshakti Traders (Borrower) Prop. Mr. Agarwal Nilesh Babulal, Shop No. 135, Block No. 8. S.No. 179/1,2 & 3,Seed Market, New Market Yard, Jalna – 431 203. Also at: 1-13-351, Near Santoshi Mata Mandir, Gopikishan Nagar, Jalna. 431 203.	10.08.2021	₹ 25,57,218.12 + Further Interest, Charges, etc.	14.09.2022	22.11.2022	11.30 P.M.
Description of the Immovable Property					
All that piece and parcel of lease hold rights in open plot/shop No. 135 admeasuring about 89.98 Sq. meters i.e. 968.22 Sq.fts in the land bearing S. No.179/1,2,3 sector No. 9,32,4 and 14, village Jalna Dist Jalna alongwith Shop No. 135 standing thereon adm. about 71.27 Sq meters i.e. 766.34 sq.ft. in the building known as " Shri Chatrapati Shivaji Maharaj Bazar Sankul, Jalna which is bounded as under: On or Towards East: Shop No. 139, On or Towards West: A.P.M.C Road, On or Towards South: Shop 134, On or Towards North: Shop No. 136					
2. Mr.Garkhede Dhanaji Badrinarayan, Shrikrushna Nagar, Mhada Colony, Jalna – 431 203.					
3. Mr. Mundada Sudarshan Murlidhar, Kali Kurti , R.P Road, Jalna – 431 203					
4. Mr.Agarwal Pawan Babulalji, 1-13-351,Near Santoshi Mata Mandir, Gopikishan Nagar, Jalna - 431 203.					
5. Mr.Agarwal Pankaj Babulalji, 1-13-351, Near Santoshi Mata Mandir, Gopikishan Nagar, Jalna - 431 203.					
Branch : Jalna					

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 in 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., 15, Nidish Tower, Bhokardan Road, Bhokardan Naka, Jalna - 431 203 (Phone:- 02482-230764)). 3. Tender should reach at above auction address on **21.11.2022 on or before 5.00 p.m.** with earnest money by way of P.O./D.D. in favour of "The Cosmos Co-Operative Bank Ltd." or by way of NEFT/RTGS in favor of "The Cosmos Co-Operative Bank Ltd." A/c No. 090370171, IFSC code -COSB0000090, Branch University Road, Pune. 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. Jeenshakti Traders" separately 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, GST, TCS, fees, etc. have to be borne by the buyer only. 6. Applicable stamp duty/additional stamp duty/transfer and registration charges, fees pertaining to immovable properties and transportation, Loading, Unloading Expenses pertaining to Movable properties, etc. have to be borne by 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% amount within the time prescribed herein above, the EMD shall be forfeited without giving any notice. 9. After deposit of 25% and thereafter confirming the Sale/Auction by the Authorised Officer, the purchaser shall have to pay 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 & Movable properties shall be resold. 10. For an inspection on **17.11.2022 at 11:00 a.m. to 01:00 p.m.** 11. There are no 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 in the Bank's web site i.e. www.cosmosbank.com.

Note:- This also be considered as a 30 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) & 6(2) of the security interest (Enforcement) Rule, 2002.

Date : 16.10.2022
Place : Jalna

Authorized Officer,
The Cosmos Co-Operative Bank Ltd.