

**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 5308/11

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

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	Notice Amount		Date	Time			
<b>Borrower:-</b> <b>1) Mr. Rajesh Balasaheb Ghare</b> Address- Flat no.1102, A Wing, Prayeja Pearl, Sinhagad Road, Vadgaon Bk., Pune-411041.	31.12.2024	₹ 23,61,424.54 + Further Int. & Charges.	12.11.2025	26.02.2026	12:30 PM			
<b>Guarantor:-</b>								
<b>1) Mr. Vishal Madhukar Ghare</b> Address- CTS No.276, Navi Peth, Shastri Road, Near Navi Peth Talim, Pune-411030.								
<b>2) Mr. Tejas Sitaram Abhang</b> Address- Flat no.20, Ashish Plaza, S. No.82/24, Shastri Nagar, Kothrud, Near Ashish Garden Mangal Karyalay, Pune-411038.								
<b>Branch:- Parvati Darshan, Pune</b>								
<b>Auction / Sale Venue :-</b> The Cosmos Co-Operative Bank Ltd., Cosmos Tower, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. (Phone Numbers-020-67085308/311)								

Reserve Price	Earnest Money Deposit (EMD)
₹ 26.03 Lakhs (Rs. Twenty Six Lakhs Three Thousand Only)	₹ 2.60 (Rs. Two Lakhs Sixty Thousand Only)

**(Description of the Immovable Property  
(Owned by Mr. Rajesh Balasaheb Ghare)**

All the piece and parcel of the property bearing Flat no. A-105 admeasuring area carpet about 369.60 sq.ft. i.e. 34.35 sq. mtrs. along with carpet terrace 2.95 sq. mtrs. i.e. 31.74 sq.ft. in total 37.3 sq. mtrs., situated on 1st floor of Wing A in the building known as "Arcadia", situated at land admeasuring about 8295 sq. mtrs. out of land bearing S. no.4/2 totally admeasuring about 1H 80R, situated at Village Bhilarewadi, Taluka Haveli, District Pune within the limits of Taluka Panchayat Samiti Haveli and Zilla Parishad Pune and Grampanchayat Bhilarewadi and in Sub-registration District Taluka Haveli, District Pune and said flat is along with one car parking

**Terms and Conditions :** 1. The Sale /Auction of the above property is "As is where 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 question and later on no objection of any kind shall be entertained in this regard. (Tender forms are available at office of the "The Cosmos Co-Operative Bank Ltd", Cosmos Tower, Recovery Section, 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. (Phone Numbers-020-67085308/311). 3. Tender should reach at above auction address upto **25/02/2026 before 05:00 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "The Cosmos Co-Operative Bank Ltd.".A/c No. - 090370171, IFSC Code - COSB0000090, Branch University Road, Pune, along with KYC. 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 with respect to loan of Mr. Rajesh Balasaheb Ghare**" 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, GST, rates, assessments, charges, fee, 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 '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 Authorized Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount within 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 on demand, Contact on above given phone numbers before bank hours up to 24.02.2026. 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 offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 13. The Detail 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.cosmos.bank.in](http://www.cosmos.bank.in)

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

Date : 19/01/2026

Place : Pune

**Mr. Rajesh Shah**  
Asst. General Manager & Authorized Officer,  
**The Cosmos Co-operative Bank Ltd.**

