

कृषी उत्पन्न बाजार समिती पुणे
श्री छत्रपती शिवाजी माहेरवाडे, मुलतेकडी, पुणे - २१

जाहीर सूचना

श्री छत्रपती शिवाजी माहेरवाडे, मुलतेकडी, पुणे येथील फळे भाजीपाला विभागातील गळा ब्रामच ७९ हा १)श्री. विक्रान्त दिवक शेठे २)श्री.हर्षद दिवक शेठे यांना नियमित सोनीमालाचे लोक व्यवसायासाठी भाडेव्यवसाय घेण्या आला आहे. सदर गाळा १) श्री.संतोष चव्हाण पोळ २)श्री.संदीप संपाजीराव कलताप यांचे नावावर कां होयकरिता या कायदालयाकडे ब्लॉककर अर्ज आलेला आहे.

सरी, या नावाच्या यादीकरनामाबंदी कोणाची काही खाकर/हस्तात अस्त्यचार, ही जाहीर सूचना बसिदण्ड झालेनंतरून परत दिवलात कृषी उत्पन्न बाजार समिती पुणे यांचे कायदालयाकडे लेखी स्वतःच्या काळ्यावे, त्यानंतर कोणतीही तक्रार/हस्तात विचारात घेतली जाणार नाही.

सचिव, मघापाती, कृषी उत्पन्न बाजार समिती पुणे

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES										
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)										
Reg. Off:- 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Ph:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com										
BRANCH OFF:- S.A.B.C.D. Fifth Floor, Shearung House, Opp. Jangli Maharaj Temple, J.M. Road, Shivaji Nagar, Pune, Maharashtra - 411005 BRANCH OFF:- 402 4th floor Pashpamangal Complex Building No.1 LBS Marg, Near Babulnagar Petrol Pump, Thane (W), Maharashtra- 400601 BRANCH OFF:- Office No. 302, 3rd Floor, Sheela complex, Station Road, Chinchwad, Pune, Maharashtra - 411019										
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited (Secured Creditor), will be sold on "AS IS WHERE IS, AS IS WHAT IS BASIS" as per the details mentioned below.										
(Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers' mortgagors' (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For Detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.										
Loan No./ Name of the Borrower/ Co-Borrower/Guarantor/Legal heirs(A)	Demand Amount & Date	Nature of possession (C)	Description of Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Bid Submission at Bid (G)	EMD Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Case if any (K)
HOU/PM/0321/871106, Irbangton Sharma, B.O. Pimpri Chinchwad	Rs. 32,96,682.12 as on 16-10-2024	Physical	Flat No 401, 4th Floor, Wing A, Gat No 593, Silver Kavla, Ganesh Nagar, Chinchwad, Chiklali, Pune, Maharashtra-411062	24,91,000	2,49,100	30.10.2025	Rs. 10,000	22.10.2025 Between 12:00 PM to 04:00 PM	31.10.2025 Between 12:00 PM to 03:00 PM	*NIL/Not Known
HOU/PUN/0318/509098 Deepak Ganha Mane, Mangala Deepak Mane, B.O. Pune	Rs. 41,50,287.26 as on 28-07-2023	Physical	Wing A, Eleyenth Floor 1102, Chesterfield, S. No. 25, Near Bharat Garden Restaurant, Near Sahakar City, Dhankawadi, Pune, Maharashtra - 411015	Rs. 36,84,000	3,68,400	30.10.2025	Rs. 10,000	25.10.2025 Between 12:00 PM to 04:00 PM	31.10.2025 Between 12:00 PM to 03:00 PM	*NIL/Not Known
HOU/THA/0322/966977 Neeta J. Bartakke, Jagannath Ganpal Bartakke, B.O.: Thane	Rs. 50,56,351.56 as on 07-12-2023	Physical	Building A, 8th Floor Flat No 804, Amrutwadi Greens, Gat No 66 And 67, At Mouje Karkatawadi Tal Haveli, Pune, Maharashtra-411024	Rs. 39,51,000	3,95,100	30.10.2025	Rs. 10,000	24.10.2025 Between 12:00 PM to 04:00 PM	31.10.2025 Between 02:00 PM to 03:00 PM	*NIL/Not Known
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances, claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.										
(1) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets and status is mentioned in Column no.-K. (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the preceding in the proceedings/ orders passed etc. if any, stated in column no.-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects upto to the limit of the said inspection. (3) The bidder(s) has to sign the terms and conditions of this auction along with the bid form. (3.1) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The bidder(s) has to sign the terms and conditions of this auction along with the bid form. (3.2) Please note that acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Ganesh Ankush/ Nikashni Patil, Toll Free:- 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorized Person of PNBHFL or refer to www.pnbhousing.com.										
PLACE:- PIMPRI CHINCHWAD, PUNE, THANE, DATE:- 14.10.2025										
SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED										

Pune Recovery Branch :1162/B Ganesh Khind-University Road
Next to Hardikar Hospital, Shivajinagar Pune -411005
Ph. No. 020-25536090 Email : RecoveryPune@bankofindia.co.in,

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of immovable/ movable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Last date for submission of bid for all properties 11/11/2025, E Auction of all properties on 11/11/2025 time from 11:00 AM to 5:00PM

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date Of Possession & Type Of Possession Bid Increase Amount	QR Code of Location of the Property
			EMD (Rs. in lakhs)		
			Date of Inspection		
1.	Branch : Pune Recovery Branch Name of the A/c. :- Mr Rohit Mahadev Dudhal EQM of Flat no. 15, 4th Floor,CTS No 1128/B "LAXMI PRASAD APARTMENT" Sadashiv Peth,Tal Haveli, Dist Pune 411 030. Admeasuring built up area - 980 sq fts i.e. 91.08 Sq mtrs Boundaries:- East – By Nimbalkar Talim & property of Shelke, West – CTSNo 1129 Sadashiv peth, North – Passage & flat no 14, South – Open Road Side CERSAI ID : 400005870749	EQM of Flat no. 15, 4th Floor,CTS No 1128/B "LAXMI PRASAD APARTMENT" Sadashiv Peth,Tal Haveli, Dist Pune 411 030. Admeasuring built up area - 980 sq fts i.e. 91.08 Sq mtrs Boundaries:- East – By Nimbalkar Talim & property of Shelke, West – CTSNo 1129 Sadashiv peth, North – Passage & flat no 14, South – Open Road Side CERSAI ID : 400005870749	91.27 ----- 9.13 ----- 29.10.2025	21.07.2022 (Symbolic) ----- Rs. 10,000	
2.	Branch: Pune Recovery Branch- Name of the A/C- Umesh Shrikant Jog (Amount Outstanding : Rs 80,24,718.33 + UCI + Other Charges w.e.f 28.09.2023)	FLAT-All the part and parcel of the Property consisting of Flat No 1,1st Floor,"Datta Nagar Society" Plot No 6, S No 2, Hissa No ½, Lane No 2, Opp Ronak Mangal Kendra, Vedgaon Sheri, Tal Haveli Dist Pune 411014 Admeasuring area – Built Up area : 118.62 Sq Mtr Boundaries of Flats : East-By Open to Sky, West-By Open to Sky, North- By Open to Sky, South – By Entrance & Staircase CERSAI ID-400017317140 Property ID- BKIDPUNERECJOG	56.18 ----- 5.62 ----- 30.10.2025	04.01.2024 (Symbolic) ----- Rs. 10,000	
3.	Branch: Pune Recovery Branch Name of the A/c.: Mr. Nilesh Ashok Kunjir (Amount Outstanding : 0.14 Lakhs + UCI + Other Charges w.e.f 31.01.2020)	Residential Flat No 404, 4th Floor,Wing No A9, Bldg "Kanchan Vrundavan" Plot bearing Gat No 196, Village Koregaon Mul,Tal Haveli Dist Pune Total carpet area =455.00 Sqft Situation of the Property East: By Lift, passage & staircase, West: By Open space. North: By Flat No 405, South: By Open space, (CERSAI ID-400007543446) Property ID- BKIDPUNERECKUNJIR	22.05 ----- 2.20 ----- 31.10.2025	02.09.2020 (Symbolic) ----- Rs. 10,000	
4.	Branch: Pune Recovery Branch- Name of the A/C- Sadanand Ashruji Panjarkar (Amount Outstanding : 0.89 Lakhs + UCI + Other Charges w.e.f 30.09.2019)	Residential Flat No 610 & 710 at 6th & 7th Floor, in Bldg "AARAMBH" bearing S No 1543, Gat No 320, Near Hotel Mulshi Darbar, Ghotawade Road, Pirangut, Pune 412115. Total built up area(for both flat) =2126.00 Sqft (Individual flat built up area = 1063.00 Sq ft) Boundries of the Property for Flat No 610 North: By Duct & Flat No 601, South: By Duct & Flat No 609, East: By Entrance & Lift, West: By Open. Boundries of the Property for Flat No 710 North: By Duct & Flat No 701, South: By Duct & Flat No 709, East : By Entrance & Lift, West: By Open CERSAI ID-400030226003 Property ID- BKIDPUNERECSADANAND	63.24 ----- 6.35 ----- 01.11.2025	08.01.2020 (Symbolic) ----- Rs. 10,000	
5.	Branch : Pune Recovery Branch Name of the A/c. Prashant Chandrakant Ghule, Flat No 1004, 10th Floor, Wing A, Paramount Eros Co-Op Housing Society, S. No. 20/5B, 20/5C and 19/1 to 4A/2, At Katraj, Tal Haveli, Dist. Pune – 411046. Boundaries:- On the North by : Staircase+ Flat no 1005 On the South by : Open On the East by : Entrance On the West by : Open Property ID- BKIDPUNE280	EQM of Flat No 1004, 10th Floor, Wing A, Paramount Eros Co-Op Housing Society, S. No. 20/5B, 20/5C and 19/1 to 4A/2, At Katraj, Tal Haveli, Dist. Pune – 411046. Admeasuring Area : 788 Sq. Ft. Boundaries:- On the North by : Staircase+ Flat no 1005 On the South by : Open On the East by : Entrance On the West by : Open Property ID- BKIDPUNE280	62.28 ----- 6.23 ----- 03.11.2025	07.01.2023 (Symbolic) ----- Rs. 10,000	
6.	Branch : Pune Recovery Branch Name of the A/c.-M/S SHREE ASSOCIATES & Mr SUJEET SURYAKANT PATIL Flat No. 205,2nd Floor,Bldg "SAI DATTA VIHAR" S No 216, Hissa No.1C/1, CTS No 4378, Near Sai Seva Hospital, Bhosari Pune Tal Haveli (Amount Outstanding : Rs. 96.85 Lakhs + interest + expenses w.e.f. 28-07-2024)	EQM of Flat No. 205,2nd Floor,Bldg "SAI DATTA VIHAR" S No 216, Hissa No.1C/1, CTS No 4378, Near Sai Seva Hospital, Bhosari Pune Tal Haveli Dist Pune 412105 Admeasuring Area: 38.215 Sq Mt i.e 412Sft, Adjacent terrace : 3.219 Sq Mtr i.e 34.65 S ft Total Carpet Area: 446.65 Sq Ft, Built Up area : 581 Sq Ft, Boundaries: North: By Side Margin area South: By Passage East: By Duct West: By Entrance & Flat No 203 Property ID - BKIDPUNE293	29.63 ----- 2.96 ----- 04.11.2025	07.01.2025 (Symbolic) ----- Rs. 10,000	
		EQM of Flat No. 207, 2nd Floor ,Bldg "SAHIL OM PARK" Gat No 272, Hissa No ½, Old Gat No 1390/1, Borhadewadi, Tal Haveli, Dist Pune 412105. Admeasuring Area: Flat area including balcony 59.29 Sq Mt i.e 638. Sft, Adjacent terrace: 5.06 Sq Mtr i.e 54.50 S ft Total Carpet Area: 692.50 Sq Ft. Built Up area : 900 Sq Ft. Boundaries: North: By Open Space South: By Duct East: By Side Margin West: By Entrance Property ID - BKIDPUNE294	29.11 ----- 2.95 ----- 04.11.2025	16.09.2025 (Physical) ----- Rs. 10,000	

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding "on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" through the Website <https://BAANKNET.com/eauction-ption> dated 11/11/2025 from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.co.in/DynamicTander or <https://BAANKNET.com/eauction-psb/>

Date : 15.10.2025
Place : Pune

Statutory Sale Notice Under Rule 8(6) of the SARFAESI Act, 2002

Authorised Officer, Bank of India

THE COSMOS CO-OP. BANK LTD.
(Maharashtra Scheduled Bank)
Reserve Bank of India

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 As per Proviso 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, Co- Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
	Date	Notice Amount	Date	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, Shipila Lekha Society, S. No. 31/1/1, Ganeshnagar, Dhankawadi, Pune-411043	15.07.2023	₹ 39,47,231.97 + Further Int. & Charges.	27.12.2023	21.11.2025	12:45 p.m.

Reserve Price	Earnest Money Deposit (EMD)
₹ 16.60 Lakhs (₹ Sixteen Lakhs Sixty Thousand Only)	₹ 1.70 Lakhs (₹ One Lakh Seventy Thousand Only)

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.

Auction/Sale Venue:- 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-020-67085315).

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 "The Cosmos Co-Operative Bank Ltd., Cosmos Tower, 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 20.11.2025 before 6.00 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "The 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 will be available on 18.11.2025 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 30 days' notice to the Borrower/Co-Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Mr. Rajesh Ramdas Shah
Asst. Gen. Manager & Authorized Officer
The Cosmos Co-operative Bank Ltd.

Date : 16.10.2025
Place : Pune

THE COSMOS CO-OP. BANK LTD.
(Maharashtra Scheduled Bank)
Reserve Bank of India

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 As per Proviso 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, Co- Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
	Date	Notice Amount	Date	Date	Time
Mr. Mali Ranjit Prakash Address- Flat no.101, 1st floor, Shree Swami Samartha Niwas, Milkat no.761, Above Mauli Hospital, Behind Balewadi Stadium, Mhalunge, Pune-411045	30.10.2024	₹ 67,90,961.60 + Further Int. & Charges.	09.09.2025	21.11.2025	12:15 p.m.

Reserve Price	Earnest Money Deposit (EMD)
1. Flat No. 302 : ₹ 28.70 Lakhs (₹ Twenty-Eight Lakhs Seventy Thousand Only)	₹ 2.90 Lakhs (₹ Two Lakhs Ninety Thousand Only)
2. Flat No. 303 : ₹ 25.00 Lakhs (₹Twenty-Five Lakhs Only)	₹ 2.50 Lakhs (₹ Two Lakhs Fifty Thousand Only)

Description of the Immovable Property put for Sale – 1. All that piece and parcel of the residential premises i.e. Flat no.302 admeasuring an area about 46.12 sq. m. i.e. 669 sq. ft. (carpet area) situated on 3rd floor of the building commonly known as "Royal Residency", situated at Aashiyana Phase III, constructed on land bearing Plot no.77 of Gat no.457 of Village Kasar Amboli, Taluka Mulshi, District Pune nd within the registration limits of Sub-Registrar Mulshi, District Pune. 2. All that piece and parcel of the residential premises i.e. Flat no.303 admeasuring an area about 40.16 sq. m. i.e. 583 sq. ft. (carpet area), situated on 3rd floor of the building commonly known as "Royal Residency", situated at Aashiyana Phase III, constructed on land bearing Plot no.77 of Gat no.457 of Village Kasar Amboli, Taluka Mulshi, District Pune nd within the registration limits of Sub-Registrar Mulshi, District Pune.

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 "The Cosmos Co-Operative Bank Ltd., Cosmos Tower, 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 20.11.2025 before 6.00 p.m.**, with earnest money by way of P.O./D.D./RTGS in favour of "The 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 "Mr. Mali Ranjit Prakash" 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 will be available on 20.11.2025 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 30 days' notice to the Borrower/Co-Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Mr. Rajesh Ramdas Shah
Asst. Gen. Manager & Authorized Officer
The Cosmos Co-operative Bank Ltd.

Date : 16.10.2025
Place : Pune

epaper.financialexpress.com

Pune