PUBLIC NOTICE

This is informed that the: Proposed Residential & Commercial Project Located at Sr. No. 207/1/1 (P), Hadapsar, Tal. Haveli, Dist. Pune, Maharashtra by **M/s. Estofa Next Realty LLP through Mr. Nilesh Ishwar Laddad** has been accorded Environmental Clearance having **EC Identification No. EC26C3801MH5495383N and EC file: SIA/MH/INFRA2/589718/2026 dated 04.11.2026** from Environment Department and published on PARIVESH website 04.11.2026 and copy of the clearance letter are available with the PARIVESH and Environment Department may also be seen on the website of the environment department of Maharashtra at **https://parivesh.nic.in/**

Sd/-
M/s. Estofa Next Realty LLP
through Mr. Nilesh Ishwar Laddad

PUBLIC NOTICE

Notice is hereby given that my client i.e. M/s. Itus Projects LLP have purchased **Office No. 503** admeasuring **63.50 Sq. Mtrs., Office No. 504** admeasuring **63.50 Sq. Mtrs.,** and **Office No. 505** admeasuring **56.17 Sqm Mtrs.,** totally admeasuring **187.17 sq. Mtrs.** on **5th Floor,** along with two covered and one open car parkings, in the building known as **"Renaissance Business Centre",** now known as **'Reniassance Business Co-operative Society Limited'** constructed on **CTS No. 14/A,** Wellesley Road, situated at village **Ghorpadi,** Taluka **Haveli,** District **Pune (Hereinafter referred to as "Said Offices")** from its owner i.e. Mrs. Shakuntala R. Shinde. My client has assured to me that they have clean, clear and marketable title to the said offices and have all original chain documents in its custody except Original Apartment Deed dated 11.03.2020 executed by Mr. Mazahir Mohammed Rahim, and others through their POA Holder Mr. Prakash Dattu Kambli and M/s. Acme Associates in favor of Mrs. Shakuntala R. Shinde, registered in Sub registrar Haveli No. 10 at Sr. No. 5960/2020, with RR and Index II and Original Agreement to Sale dated 25.06.2009 registered on 01.07.2009 executed by M/s. Acme Associates (A Partnership Firm) with the consent of Mr. Mazahir Mohammed Rahim and others in favor of Mrs. Jasmeet Kaur Kulpritsingh Sahani, which is registered in the Office of Sub registrar Haveli No. 11 at Sr. No. 5484/2009, with RR and Index II, which are lost or misplaced. Any person/s having any claims howsoever in the said offices, should intimate the same together with all the documents to me within 15 days from the date of publication of this notice, at the address given below, failing which it shall be assumed that the said Owner has clear and marketable title to the said offices.

Dated : 12.11.2026 **Sd/-**
Adv. Ajinkya Prataprao Desai
Office at: Office no. 501 and 502, 5th floor, Navkar Commerce Centre (NCC), Near Elpro mall, Link Road, Chinchwad, Pune - 411033
Mobile : 9881829291 / 9763258997
E-mail : advajinkyadesai@gmail.com

PUBLIC NOTICE

All the people are hereby informed by this Public Notice that **JITENDRA AMRUTLAL TAPADIA,** residing at E3/19 Suryaprabha Garden, Bibwewadi Kondhwa Road, Near Kumar Park, Bibwewadi, Pune: 411 037, who is the owner (hereinafter referred to as the "said Owner") of the property being Flat No. 7, situated on the Second Floor, in the building known as 'Pannadevi Heights', situated at City Survey No. 749, Guruwar Peth, Pune, hereinafter referred to as the "said Flat", has approached me to cause this public notice, stating and declaring that :

The said owner has lost/misplaced and/or is not in possession of original documents viz. original

(1) Agreement dated 10/02/1990, executed by Jayantilal Chunilal Gundecha in favour of Narayandas Himmatram Zanwar, along with original Challans of Stamp Duty payment under Amnesty Scheme Case No. 1740/2008,

(2) "Deed of Assignment" dated 24/11/2000, executed by Narayandas Himmatram Zanwar in favour of Smt. Amravati Lalmani Dube, registered in the Office of Sub Registrar Haveli No. 1, Pune, at Serial No. 9304/2000, along with Index 2 and Registration Receipt appurtenant thereto

(3) "Deed of Declaration" dated 29/09/2008, executed by Smt. Amravati Lalmani Dube, registered in the Office of Sub Registrar Haveli No. 1, Pune, at Serial No. 8259/2008, along with Index 2 and Registration Receipt appurtenant thereto,

in respect of the said Flat, hereinafter collectively referred to as **"the said original missing papers/ documents"**.

All the public at large is informed by this Public Notice that no person should enter into any agreement, transaction with any person, on the basis of the said original missing papers/ documents, which may be in the possession of any other person, in respect of the said Flat. If any person enters into any agreement, transaction with any person, in respect of the said original missing papers/ documents, pertaining to the said Flat, the said Owner shall not be responsible or liable for the same and such person shall not derive any right, title or interest in the said Flat which please note. If any person finds the said original missing papers/ documents, in respect of the said Flat, he/she should give it to me directly or send it to me.

Date : 12/11/2026

H. L. HEMRAJANI
B.Com, LL.B. (Advocate)
Kalpataru Plaza, B-212, 2nd Floor,
224 Bhawani Peth, Pune - 411 042. Ph. No. 9822032476

Form No. 3
[See Regulation-13(1)(a)]

Debts Recovery Tribunal, Pune

Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005

Case No.: OA/3215/2025

Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Punjab National Bank **Exh No.: 17708**
VS
M/s. Creative Metal Crafts Patankar

To,

(1) M/s. Creative Metal Crafts Patankar
D/W. S/O - Prakash
Gat No. 361, Near HP Petrol Pump Dehu Road, Talawade, Pune, Maharashtra.

(2) Mr. Prakash Vasudeorao Patankar
Sector No. 6, Plot No. 12, Flat No. E-1202, L Axis, Near Spine City Mall, Spine Road, Moshi Pradhikaran, Pune, Maharashtra-412105.

(3) Mrs. Reena Prakash Patankar
Sector No. 6, Plot No. 12, Flat No. E-1202, L Axis, Near Spine City Mall, Spine Road, Moshi Pradhikaran, Pune, Maharashtra-412105.

Summons

Whereas, OA/3215/2025 was listed before Hon'ble Presiding Officer / Registrar on **18/08/2026.**

Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 30,91,800.77**/- (application along with copies of documents etc. annexed)

In accordance with sub-section (4) of Section 19 of the Act, you, the Defendants are directed as under:-

(I) to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the **Registrar** on **21/12/2026** at **10.30 a.m.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of the Tribunal on this date **29/10/2026.**

Seal of the Tribunal **Signature of the Officer Authorised to issue summons.**

Shivajirao Bhosale Sahakari Bank Ltd.,Pune (Under Liquidation)

Head Office:- Plot No.-402, Gate No.-4, Marketyard, Gultekadi, Pune- 411037.
Phone No.- 9689989912 / 9689989910, E-Mail- recovery.dept.sbsbpune@gmail.com

FIRST PUBLIC E-AUCTION NOTICE

Shivajirao Bhosale Sahakari Bank Ltd., Pune (Under Liquidation) invites E-Auction for Sale the following property of **Mr. Rajmane Vijay Ganpat & Co-Borrower Mrs. Rajmane Sapana Vijay** on **"AS IS WHERE IS AND AS IS WHAT IS"** basis. Timelines for E-Auction areas under-

Name of Occopant	Property Description	Base Amount	Earnest Money Deposit Amount	E-auction Document Cost (Non-Refundable)
Mr. Rajmane Vijay Ganpat	The Undivided Share Area 00 H. 27.00 Aar of **Mr. Rajmane Vijay Ganpat** out of **Common Area** 00 H. 81.00 R in **Gat No.-1274** having **Total Area 04 H. 24.00 R situated at Mauje Loni Kalbbor, Tal. Haveli, Dist. Pune.**	**Rs. 1,06,31,520/-** (Rupees One Crore Six Lakh Thirty One Thousand Five Hundred Twenty Only)	**Rs. 5,32,000/-** (Rupees Five Lakh Thirty Two Thousand Only)	**Rs. 1,416/-** (Rupees One Thousand Four Hundred Sixteen Only) (With GST)

Sr. No.	Particulars	Date	Time
1	**First Public E-Auction Published Online**	13/11/2026	11:00 AM.
2	**Online Bid Submission Start (with EMD Payment)**	**13/11/2026**	**11:00 AM.**
	Online Bid Submission End (with EMD Payment)	**09/12/2026**	**03:00 PM.**
3	Approval Start Date	10/12/2026	11:00 AM.
	Approval End Date	11/12/2026	03:00 PM.
4	**First Public E-Auctions Start**	**14/12/2026**	**11:00 AM.**
	First Public E-Auctions End	**14/12/2026**	**03:00 PM.**

Note: 1) 1) Interested Buyers will have to obtain a **"Digital Signature Key"** at their own expense to participate in this **First Public E-auction** and to carry out any online E-auction process. 2) **The Document price and EMD Amount of Interested Property** which are to be paid by separate online before Bid Submission **End Date 09/12/2026** through **NEFT / RTGS** as per following details. **Account Holder Name-** Shivajirao Bhosale Sahakari Bank Ltd., **Bank Name-** Canara Bank, **Branch-**Gultekadi New Market, Pune, Account Number- 0382201004533, Gultekadi New **IFSC Code-** CNRB0015327. **Online payment receipt should be enclosed in Envelope-1** 3) All details about **First Public E-Auction Document price, EMD, Terms & Conditions etc.** are available on the website www.eauction.gov.in

Sd/-
(Mr. Mahendra Sambhaji Shirke)
Recovery Officer- Maharashtra State, Pune
(U/s. 156 of M.C.S. Act 1960 and Rule 107 of M.C.S. Rule 1961)
C/o. Shivajirao Bhosale Sahakari Bank Ltd. Pune (Under Liquidation) (Mob. No.9689989912)

Date - 13/11/2026. Seal
Place - Pune.

COSMOS CO-OPERATIVE BANK LTD.

(Multistate Scheduled Bank)

Registered Office: 'Cosmos Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007.
Pune Phone : 020 - 6708 5305

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

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, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale/Auction	
	Date	Notice Amount		Date	Time
Borrower:- **1) Mr. Rajesh Balasaheb Ghare** **Address-** Flat no.1102, A Wing, Prayeja Pearl,Sinhagad Road, Vadgaon Bk., Pune- 411041. **Guarantor:-** **1) Mr. Vishal Madhukar Ghare** **Address-** CTS No.276, Navi Peth, Shastri Road,Near Navi Peth Talim, Pune- 411030. **2) Mr. Tejas Sitaram Abhang Address-** Flat no.20, Ashish Plaza,S. No.82/24, Shastri Nagar, Kothrud,Near Ashish Garden Mangal Karyalay, Pune- 411038. **Branch:- Parvati Darshan, Pune**	31.12.2024	₹ 23,61,424.54 + Further Int. & Charges.	12.11.2025	05.12.2026	12:30 PM

Reserve Price	Earnest Money Deposit (EMD)
₹ 23.43 Lakhs (Rs. Twenty Three Lakhs Forty Three Thousand Only)	**₹ 2.34 Lakhs (Rs. Two Lakhs Thirty Four Thousand Only)**

Auction / Sale Venue :- Cosmos Co-Operative Bank Ltd., 'Cosmos Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. Phone : 020 - 6708 5305.

(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 Cosmos Co-Operative Bank Ltd., 'Cosmos Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. Phone : 020 - 6708 5305. **3.** Tender should reach at above auction address upto **04/12/2026 before 05:00 p.m.,** with earnest money by way of P.O./D.D./RTGS in favour of "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 '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 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 03.12.2026. 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**

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

Date : 12/11/2026
Place : Pune

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

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

पारत सरकार का उद्यम
एक परिवार एक बैंक

Asset Recovery Branch :
"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is", and "Whatever there is"** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Borrower:** **Mr. Sangram Vilas Bhujbal** **Guarantors:- Nil**	**Rs. 36,94,407.00/- (Rupees Thirty Six Lakhs Ninety Four Thousand Four Hundred and Seven only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 11/05/2022 apart from penal interest ,cost and expenses minus recovery if any	**Property Lot No. 1:-** All the pieces and parcel of Flat No 2 on the 1st Floor of the Building Yashoda B - A Wing in the Vrundavan Shrushti Apartments, admeasuring 485 sq. ft. (carpet) consisting of 4 rooms and constructed on the Survey No. 41, Hissa No. ¼,Village – Narhe, Tal – Haveli, Pune-411041. **• Encumbrance: Not Known • Possession Type: Physical**	**Reserve Price -** Rs. 40,47,000/- **EMD -** Rs. 4,04,700/- **Bid increment Amount -** Rs. 25,000/-
2	**Borrower:** **Mrs. Mangal Nagnath Parkale** **Gaurantor:-** **Mrs. Rupali Bharat Ubhe**	**Rs. 79,47,209.00 /- (Rupees Seventy Nine Lakhs Forty Seven Thousand Two Hundred and Nine only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 30.06.2026 apart from penal interest ,cost and expenses minus recovery if any	**Property Lot No. 2:** All that Pieces and Parcels of Premises Bearing Flat No. 1101 on 11th Floor in The "Galaxi Vineet" Co. Op. Housing Society Ltd., Admeasuring 66.26 Sq. Mts. Carpet Area along with Terrace and Car Parking, Total Saleable Area is 85.74sq. meters situated at Survey No. 350 Vill. Bavdhan Budurk, Tal. - Mulshi, Distt-Pune 411021. Owned by Mrs. Mangal Nagnath Parkale. **• Encumbrance: Not Known • Possession Type: Symbolic**	**Reserve Price -** Rs. 71,44,000/- **EMD -** Rs. 7,14,400/- **Bid increment Amount -** Rs. 25,000/-
3	**Borrower: Mr. Manohar Dinkar Khirid** **Guarantor:-** **1.Mr. Sunil Dinkar Khirid** **2.Mrs. Vaishali Sunil Khirid**	**Rs. 1,83,10,829.00/- (In Words Rupees One Crore Eighty-Three Lakhs Ten Thousand Eight Hundred and Twenty Nine only)** plus unapplied interest w.e.f. 12/10/2023 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any	**Property Lot No. 3 :** All Pieces & Parcels of Commercial shop No. 01, on Ground Floor, Maurya Residency Apartments, CTS 1388, Shukarwar Peth, behind Kelkar Museum, Tal: Haveli Dist Pune 411002 admeasuring 94.51 Sq.Mtrs i.e. 1017 Sq.ft plus Mezzanine floor area 11.61 Sq.Mtr i.e.125 Sq.Ft and **Bounded** as follows:On or towards the **North**: By Shop No.4, On or towards the **East:** By Road, On or towards the **West:** By Parking area, On or towards the **South:** By Shop no.2 **• Encumbrance: Not Known • Possession Type: Physical**	**Reserve Price -** Rs. 2,05,20,000/- **EMD -** Rs. 20,52,000/- **Bid increment Amount -** Rs. 25,000/-
4	**Borrower: M/s AFM Collection, (Prop. Mr. Shaikh Manzoor Imamuddin)** **Guarantor:-** **Mr. Shaikh Manzoor Imamuddin**	**Rs.48,55,891.00/- (Rupees Forty Eight Lakhs Fifty Five Thousand Eight Hundred Ninety One Only)** plus interest thereon at applicable rate w.e.f 30.08.2022 apart from costs and expenses, minus recovery if any	**Property Lot No. 4 :** All the Pieces and Parcels of Flat No. 203 on the Second Floor admeasuring area about 730 Sq. ft. (67.82 Sq. Mtr.) built up area situated in the "Temple Tower" Building, S No. 46, Hissa No. 13B/17, 13B/24, Kondhwa Khurd within local limits of Pune Municipal Corporation. **• Encumbrance: Not Known • Possession Type: Physical**	**Reserve Price -** Rs. 25,55,000/- **EMD -** Rs. 2,55,500/- **Bid increment Amount -** Rs. 25,000/-
5	**Borrower:** **M/s Shreevari Engineering Works (Prop. Mr. Shrikant Mahadeo Ghume)** **Guarantor :- Nil**	**Rs. 2,25,29,941.00/- (Rupees Two Crore Twenty-Five Lakhs Twenty Nine Thousand Nine Hundred Forty One Only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 26.09.2016 apart from penal interest, cost and expenses minus recovery if any due	**Property Lot No. 5:** All the pieces and parcel of Land and Property named as "PUSHPANJALI", Admeasuring 144 sq mts at Plot No. 624 of Sector No. 21 of PCNTDA, situated at Pimpri Chinchwad new town and out of old S no. 66, Having Corresponding CTS No. 1415, Nigdi, Tal Haveli , Distt Pune within PCNTDA and within the Registration Sub-Distt, Tal Haveli, District Pune.**Bounded** as follow:On and Towards the **North**: Plot No. 533 & 532, On and Towards the **South:** Road On and Towards the **East:** Plot No. 623, On and Towards the **West:** Plot No. 625 **• Encumbrance: Not Known • Possession Type: Symbolic**	**Reserve Price -** Rs. 1,30,93,000/- **EMD -** Rs. 13,09,300/- **Bid increment Amount -** Rs. 1,00,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (Branch Head) (Mob: 7030924078) and Manager Sudheer Pandey - 8376960405

Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 5	15.12.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD		15.12.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 5	05.12.2026 between 11:00 am. and 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

1. **Bank has Possession with No known encumbrance.** However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – **"https://baanknet.com/"** and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

For detailed terms and conditions of the sale, please refer to the link **"https://www.bankofmaharashtra.in/properties_for_sale.asp"** provided in the Bank's website.

Date: 12.11.2026
Place: Pune

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Authorised Officer,
Bank of Maharashtra

COSMOS CO-OPERATIVE BANK LTD.

(Multistate Scheduled Bank)

Registered Office: 'Cosmos Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007.
Pune Phone : 020 - 6708 5305

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

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 / Guarantors & Branch	13(2) Demand Notice Details		Physical Possession Date	Sale / E-Auction Details	
	Date	Notice Amount		Date	Time
Borrower & Co-Borrower :- **1. Mr. Yogesh Ashok Marne Address -** Flat No. 203, 2nd Floor, Rudraksh Apt., Matalwadi, Bhugaon, Pune 412115. **2. Mrs. Rekha Ashok Marne 1st Add. -** Flat No. 203, 2nd Floor, Rudraksh Apt., Matalwadi, Bhugaon, Pune 412115. **2nd Add. –** Lavasa Road, Marnewadi, Uravade, Pune – 411 042. **Guarantor:-** **1. Mr. Anand Shivaji Liman Address-** S. No. 120/10, Garden Villa Apt.,Modern Colony, Near Datta Mandir, Shivtirth Nagar, Paud Road, Pune-411038. **2. Mr. Shaikh Imran Vikarahmad Address-** S. No. 112, Galli No. 27, Shivshakti Nagar, Ex-Serviceman Colony, Sutar Dara, Pune-411038. **Branch:- Pune Camp, Pune.**	**23.08.2023**	₹ 39,63,821.02 + Further Interest & Charges	**06.02.2025**	**03.12.2026**	**12.30 p.m**

Reserve Price	Earnest Money Deposit
₹ 34.85 Lakhs (₹ Thirty Four Lakhs Eighty Five Thousand Only)	**₹ 3.49 Lakhs (₹ Three Lakhs Forty Nine Thousand Only)**

Description of the Property (Owned by Mr. Yogesh Ashok Marne and Mrs. Rekha Ashok Marne)

All that piece and parcel of Flat No. 12A adm. about 603.59 sq. ft. (approx.) i.e. 56.09 Sq. m. (approx.) (Built-up), situated on third Floor, including covered car parking (inclusive of area of Terrace/ Balconies), (which includes proportionate built-up area of common amenities, staircase, lobby, etc.) in the building known as Laxmi Balaji Apartment Wing A constructed on land bearing S. No. 69/1 C/2 (Old), New S. no.69/1E adm. about 00H 05 Ares i.e. 5445 Sq. ft. i.e. 505.85 Sq. m. (City Survey No. 841) situated in the Village-Ghorpadi, within the registration District Pune, Sub-District Taluka –Haveli (Pune City) and also within the limits of Pune Municipal Corporation and within the limits of Sub-Registrar.

Auction / Sale Venue :- Cosmos Co-Operative Bank Ltd., 'Cosmos Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. Phone : 020 - 6708 5305

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 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 Bhawan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Pune - 411 007. Phone : 020 - 6708 5305. **3.** Tender should reach at above auction address **up to 02.12.2026 before 5.00pm**, with earnest money by way of P.O./D.D. in favour of "Cosmos Co-Operative Bank Ltd." Or by way of NEFT/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 of Mr. Yogesh Ashok Marne and Mrs. Rekha Ashok Marne"** 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 "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 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 01.12.2026. 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 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.cosmos.bank.in**

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

Date : 12.11.2026
Place : Pune

Mr. Rajesh Shah
Dy. Gen. Manager & Authorized Officer,
Cosmos Co-operative Bank Ltd.