

**THE COSMOS CO-OP. BANK LTD.**  
**(Multistate Scheduled Bank)**

**RECOVERY & WRITE-OFF DEPARTMENT, REGION-II**

**Correspondence Address: : Horizon Building, 1<sup>st</sup> Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022- 69476012/28/57/58**

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

The Authorised Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Secured Assets of the Borrower/Mortgagor Company as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **the basis of "As is where is basis, As is what is basis, Whatever there is & Without Recourse"** by Inviting Tenders.

<b>Borrower/Mortgagor Company, Directors, Guarantors &amp; Mortgagors</b>	<b>Details of Secured Assets for Sale/Auction</b>				
<p><b><u>Borrower/Mortgagor Company:-</u></b> M/s. Falcon Gold House Pvt. Ltd.</p> <p><b><u>Director/Guarantor:</u></b> Mr. Vipul Gunvantrai Vithalani</p> <p><b><u>Director/Mortgagor/Guarantor:</u></b> Mr. Vishal Mahendra Vichhi</p>	<p><b><u>Schedule I</u></b>-All that immovable property bearing <b><u>Flat/Unit No. 3/F/401</u></b> (as per plan sanction by AUDA Flat No 3/C/401) [Owned by Mr. Vishal Mahendra Vichhi] and <b><u>Flat/Unit No. 3/F/402</u></b> (as per plan sanction by AUDA Flat No 3/C/402)[Owned by M/s. Falcon Gold House Pvt. Ltd.] both admeasuring about 204.46 Sq. Mtrs. equivalent to 2200 Sq. Ft. each (Super Built up area situated on Fourth Floor above hollow plinth (Third floor as per plan sanctioned by AUDA of Block No. "F" (Block No. "C" as per approved plan) of "Shree Balaji Wind Park" scheme, together with undivided share admeasuring about 47.32 Sq. Mtrs. equivalent to 509.21 Sq. Fts. in the land of the scheme bearing Final plot No.82/2 of Town Planning Scheme no 63 (Khoraj) Allotted in lieu of old revenue Survey Nos.510 Paiki, 526 Paiki, 529 Paiki and 532 Paiki) situated,lying and being at Mouje : Khoraj, Taluka Gandhinagar, within the Registration Sub-District : Gandhinagar and District : Gandhinagar, Gujarat.</p>				
<b>Date of Demand Notice &amp; Amount</b>	<b>Possession Date &amp; Type</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit (E.M.D.)</b>	<b>Date &amp; Time of E-Auction</b>	<b>Bid Incremental Value</b>
Demand Notice Date : 13.02.2023 ₹ 3,09,19,929.00 plus further Interest & Charges thereon	12.10.2023 Physical	₹ 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)	₹ 18,00,000/- (Rupees Eighteen Lakhs Only)	05.12.2023 1.00 p.m. to 2.00 p.m.	Rs.50,000/- (Rupees Fifty Thousand Only)
<b>Inspection Date &amp; Time :- 18.11.2023 from 11.00 a.m. to 4.00 p.m</b>					
<p><b><u>STATUTORY NOTICE:-_As per Rule 8(6) of Security Interest (Enforcement) Rules, 2002.</u></b></p> <p>This notice also be considered as a 30 days' notice to the Borrower/Mortgagor Company through its Directors, Guarantors &amp; Mortgagors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.</p>	<p><b><u>Schedule II</u></b>- All that immovable property bearing <b><u>Flat/Unit No. 3/F/903</u></b> (as per plan sanction by AUDA Flat No 3/C/903) &amp; <b><u>Flat/Unit No. 3/F/904</u></b> (as per plan sanction by AUDA Flat No 3/C/904) [Both Flats owned by M/s. Falcon Gold House Pvt. Ltd.] both admeasuring about 204.46 Sq. Mtrs. equivalent to 2200 Sq. Fts. Each (Super Built up area) situated on Nineth Floor above hollow plinth (Eighth floor as per Plan sanctioned by AUDA of Block No. "F" (Block No. "C" as per approved plan) of "Shree Balaji Wind Park" scheme, together with undivided share admeasuring about 47.32 Sq. Mtrs. equivalent to 509.21 Sq. Fts. in the land of the scheme bearing Final plot No. 82/2 of Town Planning Scheme no 63 (Khoraj) Aallotted in lieu of old revenue Survey Nos. 510 paiki, 526 Paiki, 529 Paiki and 532 Paiki )situated, lying and being at Mouje : Khoraj, Taluka Gandhinagar, within the Registration Sub-District : Gandhinagar and District : Gandhinagar, Gujarat</p>				
<b>Possession Date &amp; Type</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit (E.M.D.)</b>	<b>Date &amp; Time of E-Auction</b>	<b>Bid Incremental Value</b>	
12.10.2023 Physical	₹ 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)	₹ 18,00,000/- (Rupees Eighteen Lakhs Only)	05.12.2023 2.00 p.m. to 3.00 p.m.	Rs.50,000/- (Rupees Fifty Thousand Only)	
<b>Inspection Date &amp; Time :- 18.11.2023 from 11.00 a.m. to 4.00 p.m</b>					

**TERMS & CONDITIONS**

**[For Schedule-I & Schedule-II Secured Assets]**

- The above Secured Assets (Schedule-I & Schedule-II) shall be sold on the basis of **"As is where is, As is what is, Whatever there is and Without recourse"** and not to be sold below the Reserve Price mentioned as above.
- Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Cosmos Co-op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Cosmos Co-op. Bank Ltd. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- Applicable Stamp Duty/Additional Stamp Duty/Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.

- 6) All Statutory/Non-Statutory dues, Society Dues, Transfer Charges, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchaser only.
- 7) **Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Praveenkumar Thevar -9722778828-079-35022145/149/182, [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) or [soni@auctiontiger.net](mailto:soni@auctiontiger.net) AND Email Id's-[support@auctiontiger.net](mailto:support@auctiontiger.net) & [maharashtra@auctiontiger.net](mailto:maharashtra@auctiontiger.net), Contact No.- 9265562818/19.**
- 8) **EMD and KYC should reach the undersigned on or before 04.12.2023 upto 4.30 p.m.**
- 9) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately or within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 10) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Cosmos Co. Op. Bank Ltd "Auction EMD Account" No. COS370219, IFSC Code: COSB0000012, for inspection of the secured assets OR any information please contact to Mobile No.9960974848/8975758517, Recovery & Write-Off Department, Region-II, Dadar (W), Mumbai - 400028.**
- 11) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 12) The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name (s).
- 13) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 14) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 15) No person other than intending Bidder/offerer themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
- 16) The Borrower/Mortgagor Company through its Directors, Guarantors & Mortgagors are also given liberty to participate in the sale as per provisions of SARFAESI Act, 2002.
- 17) The sale is subject to confirmation by the Authorised Officer.
- 18) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 19) It shall be responsibility of the successful bidder to pay 1% T.D.S of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

**STATUTORY NOTICE:-As per Rule 8(6) of Security Interest (Enforcement) Rules, 2002.**

This notice also be considered as a 30 days' notice to the Borrower/Mortgagor Company through its Directors, Guarantors & Mortgagors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

**SPECIAL INSTRUCTION & CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Cosmos bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 02.11.2023  
Place: Mumbai

Sd/-  
Authorised Officer  
Under SARFAESI Act, 2002  
The Cosmos Co-operative Bank Ltd.