

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

RECOVERY & WRITE-OFF DEPARTMENT, REGION-II

CORRESPONDENCE ADDRESS: Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022- 24476008/12/54/55/57/58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

The Authorised Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the Immovable property of the defaulter Borrower & Guarantor 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.

<u>Name of Borrower & Guarantor</u>	<u>Details of Secured Assets for Sale/Auction</u>
Borrower:- Mr. Suraj Vijayshankar Pandey Guarantor:- Mr. Vijayshankar Jagdish Pandey	All that piece and parcel of residential premise being Flat no. 709, 7th floor , Building No. B-3, Nasheman SRA Co-Op. Housing Society Ltd. Shanti Niketan, S.S.P.L. Colony (Shivshahi Prkalp), Behind Indira Gandhi Research Institute, Gen. A. K. Vaidya Marg, Goregaon (East) , Mumbai 400065, adm. 225 sq. fts. (Carpet) area equivalent to 25.09 sq. mtrs., (Built-up) area, situated at Plot of land bearing Survey no. 239 (pt), C.T.S. No. 827D/2 of village Malad East, within the registration jurisdiction of Taluka Borivali, Mumbai Suburban District. The said building consists of Ground + 7 upper floors with lift.
<u>Demand Notice Date & Amount</u>	Demand Notice Date: 25.08.2020 & ₹15,91,261.33 plus further interest @ 11% p.a. & charges thereon from 01.08.2020 and also by publishing contents of Demand Notice in two leading newspapers namely “Free Press Journal” (English) and “Navshakti” (Marathi) at Mumbai Edition on 26.10.2020 as a “Substitute Service”.
<u>Possession Date & Type</u>	07.06.2021 (Constructive)
<u>Reserve Price</u>	₹ 17,00,000/- (Rupees Seventeen Lakhs Only)
<u>Earnest Money Deposit (E.M.D.)</u>	₹ 1,70,000/- (Rupees One Lakh Seventy Thousand Only)
<u>Bid Incremental Value</u>	₹ 10,000/- (Rupees Ten Thousand Only)
<u>Date & Time of E-Auction</u>	07.05.2022 from 1.00 pm to 2.00 pm
<u>Date & Time of Inspection</u>	Prior Appointment
Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net with unlimited extensions of 5 Minutes in each.	

TERMS & CONDITIONS

- 1) The above Flat shall be sold on **“As is where is, As is what is, whatever there is basis and without recourse”** and not to be sold below the Reserve Price mentioned as above.
- 2) 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.
- 3) Before Submitting the Bids Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest in respect of the property in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on E-Auction and claims/right/dues/affecting the property 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 property 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.
- 5) 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, taxes, society dues, rates, assessments, charges, fees, claims etc. pertaining to above property 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 or soni@auctiontiger.net AND Email Id's-support@auctiontiger.net & maharashtra@auctiontiger.net, Contact No.- 9265562818/19.**
- 8) **EMD and KYC should reach the undersigned on or before 06.05.2022 upto 6.00 P.M.**
- 9) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately 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 property 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: COSB00000012, for inspection of the property OR any information please contact to Mobile No. 7709571679/8975758517, Recovery & Write-Off Department, 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 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.
- 13) 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).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 15) 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.
- 16) The Borrower & Guarantor are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 17) The sale is subject to confirmation by the Authorised Officer.
- 18) All terms & conditions mentioned hereinabove shall be binding to the bidder/auction process.

STATUTORY NOTICE:-As per rule 8(6) of SARFAESI Act, 2002.

This notice also be considered as a 30 days' notice to the Borrower & Guarantor of the said loans about holding of public auction sale on the above mentioned date & time if the dues are not repaid in full before the date & time of public auction.

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: 04.04.2022
Place: Mumbai

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