

THE COSMOS CO-OP. BANK LTD.**(Multistate Scheduled Bank)****'Cosmos Tower', 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind,
Pune - 411 007.****Phone No. Pune Office - 020-67085305**

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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. The Authorised Officer of The Cosmos Co-Operative Bank Ltd. Pune has decided to sale/E-Auction the possessed Immovable properties of the defaulter as mentioned herein below under The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **"As is where is", "As is what is" and "whatever there is basis" by Inviting Tenders.**

Name of the Borrower:-**1. M/s. Pragat Akshay Urja Limited (Borrower / Mortgagor)**

Address 1: Plot No. 41, Sector 03, Bagdoon Village
Pithampur Industrial Area, Dhar, Madhya Pradesh 454774

Address 2: 1/1, Maharani Road, M-12,
Shreenath Chambers, Indore, Madhya Pradesh - 452007

Address 3: Flat No 305, Block B-2, Shahnai Residency,
A.B. Road, Indore, Madhya Pradesh - 452011

2. Mr. Manish Prakash Chandra Jain (Guarantor / Mortgagor)

Address: Flat No. 305, Block B-2, Shahnai Residency,
A.B. Road, Indore, Madhya Pradesh - 452011

3. Mrs. Pramila Prakashchnadra Jain (Guarantor / Mortgagor)

Address: Flat No. 305, Block B-2, Shahnai Residency,
A.B. Road, Indore, Madhya Pradesh - 452011

4. Mr. Lelin Nagraj Jain (Guarantor / Mortgagor)

Address: 7 - E/H, Scheme No. 54, Sector - E,
Vijay Nagar, Indore, Madhya Pradesh - 452010

5. M/s. Vishwas Industries Pvt. Ltd. (Guarantor)

Address 1: 116, Omkar Marg, Airport Road Gandhi Road,
Indore, Madhya Pradesh - 453112

Address 2: Patwari Halka No. 3 (New No 9), S No. 277/1/2/6
and S No 276/6, Gram Bangarda, Indore, Madhya Pradesh 452005

6. Mr. Satish Prakash Chandra Jain (Guarantor / Mortgagor)

Address: 1/1, Maharani Road, M-12,
Shreenath Chambers Indore Madhya Pradesh - 452007

7. Mr. Rakesh Prakash Chandra Jain (Guarantor)

Address: Flat No. 305, Block B-2, Shahnai Residency,
A.B. Road, Indore, Madhya Pradesh - 452011

8. Mr. Prakash Chandra Nagraj Jain (Guarantor)

Address: Flat No. 305, Block B-2, Shahnai Residency,
A.B. Road, Indore, Madhya Pradesh - 452011

9. Mrs. Anjesh Lelinkumar Jain (Guarantor / Mortgagor)

Address 1: 7 - E/H, Scheme No. 54, Sector - E,
Vijay Nagar, Indore, Madhya Pradesh - 452010

Address 2: 1/1, Maharani Road, M-12,
Shreenath Chambers, Indore, Madhya Pradesh - 452007.

- **Online E-Auction Sale/bidding would be conducted only through following website:
- <https://eauctions.samil.in> on 25.07.2022 between 12:30 PM to 1:30 PM with
unlimited extension of 5 minutes each.**

- **Reserve Price and EMD for the below mentioned Immovable properties are as under:-**

(Rs. In Lakhs)

Particulars	Reserve Price	Earnest Money Deposit
Prakoshtha No. M-01 Mezzanine floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 308.50 Sq.ft. i.e 28.66 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by Mr. Lelin Nagraj Jain)	20.24	2.02
Prakoshtha No.02 Mezzanine floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 185 Sq.ft. i.e 17.19 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by Mr. Satish Jain)	12.10	1.21
Prakoshtha No.12 (new 14) Mezzanine floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 120 Sq.ft. i.e 11.15 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by M/s. Pragat Akshay Urja Ltd)	10.18	1.00
Prakoshtha No.13 Mezzanine floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 122 Sq.ft. i.e 11.33 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by M/s. Pragat Akshay Urja Ltd.)	8.41	0.84
Prakoshtha No.F-09 First floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 187.59 Sq.ft. i.e 17.43 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by Mr. Manish Jain)	10.45	1.05
Prakoshtha No.S-09 Second floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore having 187.59 Sq.ft. i.e 17.43 Sq. mtrs super built up area. Partition wall of this unit is of joint use and terrace is under the rules of Prakoshtha declaration (Property owned by Ms. Anjesh Jain)	8.80	0.88
	70.18	7.00

#TERMS & CONDITIONS#

1. The above properties shall be sold on "As is where is", "As is what is and whatever there is basis" and not to be sold below the Reserve Price mentioned as above.
2. Before submitting quotation, for the information of said Sale/E-Auction, it's Terms & Conditions of sale, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
3. Before Submitting the Bids, Bidders 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.
4. Applicable stamp duty/additional stamp duty/transfer and registration charges, TDS, fees, pertaining to immovable property etc. have to be borne by the buyer only.

5. All statutory/non statutory dues, taxes, TDS, rates, assessments, charges, fee, claims etc. owing to anybody will be the responsibility of the buyer only.
6. **Intending bidders may avail training for online bidding from Shriram Automall India Ltd. Lyods Centre point 1st floor above Tata Motors Showroom unit No.11&12 1096A Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400025 Contact Person:- Mr. Sharad Sharma Mobile-9310636000 Email ID:- sharad.sharma@samil.in.**
7. EMD and KYC documents should reach the undersigned on or before 22.07.2022 before 5:00 P.M. Earnest Money Deposit (EMD) shall be deposited **through D.D / RTGS/NEFT fund transfer to credit the amount to The Cosmos Co-Op. Bank Ltd. "E-Auction EMD Account" No. COS370219, IFSC Code: COSB0000090 before the above mentioned time.**
8. The Bidder has right to increase his bid during the time of auction. The incremental value slab shall be **Rs.15,000/-** & in-multiples thereof.
9. The successful bidder shall deposit 25% of the bid amount [Including EMD before bid] immediately within next working day after sale / E-auction, 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 confirmation letter or within such extended period allowed by said Authorised Officer. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without any notice and property shall be resold.
10. The EMD amount of unsuccessful bidder will be returned after closure of the e-auction / sale proceeding. The EMD amount shall not carry any interest.
11. For inspection of the subject property will be opened on 21.07.2022 between 11:00 A.M. To 1:00 P.M. intending bidder may contact on above contact number for queries if any.
12. There are no any encumbrances known to secured creditors in respect of the above mentioned properties put for sale.
13. 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.
14. The sale will be confirmed in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
15. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
16. The sale is subject to confirmation of the Authorised Officer.

NOTE: - This notice also be considered as **15 days' notice to the Borrower, Directors, Guarantors and mortgagers** under rule 8(6) of the Security Interest (Enforcement) Rules, 2002 about holding of E-auction sale on the above mentioned date if the dues are not repaid in full before the date of E-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 : 08.07.2022
Place: Pune.

SD/-
Authorized Officer
The Cosmos Co-operative Bank Ltd.