



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

Sale Notice for Sale of Immovable & Movable Property [Under rule 8(6) and 6(2) of SARFAESI Act, 2002]

The Authorised officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed immovable & movable properties 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, Mortgagors, Guarantors and Branch	13(2) Demand Notice Details		Possession Date	Sale / Auction													
	Date	Outstanding Amt.		Date	Time												
1. M/s. Pragat Akshay Urja Limited Address 1: 1/1, Maharani Road, M-12, Shreenath Chambers, Indore, Madhya Pradesh – 452007 Address 2 : C/o. Manish Hada, R/o - 80, R-Sector, Mahalaxmi Nagar, Near Bombay Hospital, Indore, (M.P.)	21.12.2018	₹ 618.41 Lakh + Int.	1)12.08.2021, 13.08.2021 & 15.10.2022 2) 12.07.2022	30.01.2024	12:30 P.M.												
Schedule I - Details of Immovable Properties :-																	
I. 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).																	
ii. 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 Mrs. Anjesh Jain)																	
iii. Two merged Prakoshthas No. 15 & 16 second floor of Shrinath Chamber constructed on mpl No. 1/1, Maharani Road Indore. Super built up of Prakoshtha No. 15 is 143.89 sq. fts. i.e. 13.37 sq. mtrs. And super built up area of Prakoshtha No. 16 is 252.39 sq. fts. i.e. 23.45 sq. mtrs. Accordingly the total joint area is 396.98 sq. fts. i.e. 36.88 sq. mtrs. (Property owned by Mrs. Pramila Jain)																	
<table border="1"> <thead> <tr> <th>Property details</th> <th>Reserve Price</th> <th>Earnest Money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>Prakoshtha No. F-09</td> <td>₹ 3,30,000/-</td> <td>₹ 33,000/-</td> </tr> <tr> <td>Prakoshtha No. S-09</td> <td>₹ 2,75,000/-</td> <td>₹ 28,000/-</td> </tr> <tr> <td>Prakoshtha No.15 & 16</td> <td>₹ 5,75,000/-</td> <td>₹ 58,000/-</td> </tr> </tbody> </table>						Property details	Reserve Price	Earnest Money Deposit (EMD)	Prakoshtha No. F-09	₹ 3,30,000/-	₹ 33,000/-	Prakoshtha No. S-09	₹ 2,75,000/-	₹ 28,000/-	Prakoshtha No.15 & 16	₹ 5,75,000/-	₹ 58,000/-
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Schedule II - Details of Movable Property :-																	
Machinery Plant & Equipment i.e. Semi Electric Stacker, Weighing Scale, Module Testing Machine, etc for manufacturing of Solar Photovoltaic Module situated at Plot No. 41 sector 3 Industrial Area of Pithampur, Dist. Dhar. [Detailed list available with Authorized Officer]																	
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Schedule III - Details of Movable Property :-

Solar Cookers situated at Plot No.41, sector 3, Industrial area of Pithampur, Dist. Dhar.
[Detailed list available with Authorized Officer]

Auction / Sale Venue :-

The Cosmos Co-Operative Bank Ltd., Annapurna Branch, Gangeshwari Bhavan, 3, Sudama Nagar, Opp. Annapurna Temple, Annapurna Road, Indore-452009

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 properties in questioned and later on no objection of any kind shall be entertained in this regard. (Tender forms are available at Authorised Officer. 3. Tender should reach at above auction on or before **29.01.2024 before 5.00 p.m.** with earnest money by way of P.O./D.D. in favour of "The Cosmos Co-Operative Bank Ltd." or by way of NEFT/RTGS in favor of "The Cosmos Co-Operative Bank Ltd." A/c No. 031370171, IFSC code – COSB0000031. 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. Pragat Akshay Urja Limited" separately 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, GST, fees, etc. and Transportation charges, Hamali charges pertaining to movable property have to be borne by the buyer only. 6. All statutory /non statutory dues, taxes, rates, assessments, charges, fee, claims etc. owing to anybody will be 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] immediately within next working day after Sale/Auction by demand draft favoring the "The Cosmos Co-Operative Bank Ltd." or by way of NEFT/RTGS. 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% amount 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 by way of PO/DD/RTGS/NEFT 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 & movable properties shall be resold. 10. For an inspection of the property **Schedule I** will be arranged on **24.01.2024 at 11:00 a.m. to 1:00 p.m.** and **schedule II & III** will be arranged on **25.01.2024 at 11:00 p.m. to 1:00 p.m.** 11. There are no any encumbrances known to secured creditors in respect of the above mentioned properties 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.cosmosbank.com.

Note:- :- This also be considered as a 15 days' notice to the Borrower/Mortgagors/Guarantors under rule 8(6) & 6(2) of the security interest (Enforcement) Rule, 2002.

Date :09.01.2024
Place : Pune

Rajesh Kadam,
Asst. General Manager & Authorized Officer,
The Cosmos Co-operative Bank Ltd.