

THE COSMOS CO-OP. BANK LTD.**(Multistate Scheduled Bank)****Gujarat Regional Office: "Cosmos Bank Bhavan", Opp. Sales India, Income Tax Cross Road, Ashram road, Ahmedabad – 380 009.****Phone No. 079- 27545693, 27545694****E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

The Authorized Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Immovable property of the defaulter borrower company / firm, as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **"As is where is basis & as is what is basis and whatever there is"** by Inviting **E-Tenders**.

Sr. No.	Particulars	Borrower No. 1	Borrower No.2	Borrower No. 3	Borrower No. 4
1	Borrower / Company Name	M/s. Karishma Corporation	M/s. Karishma Tele-Services Pvt. Ltd.	M/s. Maruti Distributors	M/s. Yash Music
2	Registered Office at	Shop No 201 & 202, Shivashraya Complex, Laxmi Cross Road, Anand-388001	Shop No 201 & 202, Shivashraya Complex, Laxmi Cross Road, Anand-388001	Shop No 201 & 202, Shivashraya Complex, Laxmi Cross Road, Anand-388001	Shop No L-3, Kamla Arcade, Jamson House, Laxmi Cross Road, Anand-388001
3	Directors / Partners / Proprietor	Partners :- (1) Mr. Vijay Ramesh Israni, (2) Mrs. Jigisha Vijay Israni, (3) Mr. Gaurang Ramesh Israni	Directors :- (1) Mr. Gaurang Ramesh Israni (2) Mr .Vijay Ramesh Israni (3) Mr. Chirag Ramesh Israni	Proprietor :- Mr. Gaurang Rameshbhai Israni	Proprietor :- Mr. Rajesh Arjundas Israni
4	Guarantors	(1) Mr, Rajesh Arjundas Israni, (2) Manharbhai Arjundas Israni, (3) Mrs. Bhartiben Tikchand Daswani, (4) Mrs. Roshani Ghanshyam Dadlani, (5) Mrs. Meenaben Rameshbhai Israni, (6) Mrs. Jigisha Vijay Israni, (7) Mr. Ramesh Arjundas Israni, (8) Mr. Gaurang Ramesh Israni, (9) Vijay Ramesh Israni, (10) Mrs. Radhaben Fatubhai Ahuja.			
5	Demand Notice Date and Amount	Date:- 22-08-2016 Amnt:- Rs.15675983.80	Date:- 22-08-2016 Amnt:- Rs.7916123.78	Date:- 22-08-2016 Amnt:- Rs.5960076.26	Date:- 22-08-2016 Amnt:- Rs.7602929.98
6	Physical Possession taken Date	Date :- 17-04-2017			
Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net On dated 23-03-2023 between 11.30 a.m. to 12.30 p.m., with increase in bid by Rs.50,000/- and in multiple thereof.					
7	Reserve Price of Immovable Assets	Reserve Price of Property: - Rs.53,00,000/- (Rupees Fifty Three Lakh Only)			
8	E M D	EMD: - Rs. 5, 30,000/- (Rupees Five Lakh Thirty Thousand Only)			

Schedule-I As per Auction Notice (Immovable Property)
Property Belonging to Mrs. Jigishaben Israni & Meenaben Israni

All that title and interest in Office No 201 & 202, admeasuring about 1555.00 Square Feet equivalent to 144.52 Square Meters. On second Floor of the building known and named as "SHIVASHRAYA COMPLEX" constituted on the N.A. Land bearing TPS. No 1, Final Plot No 366/1, situated Moje: village Anand, District and Sub-District – Anand together with all building, super structure constructed or to be constructed present and future and all accretion thereto.

On or toward North : Staircase and life of building
On or towards South : Balcony and Road
On or towards East : Office No 203
On or towards West : Property of Ford Tractors after this point
On Above : Office No 301 and 302
On Below : Office No 101 and 102

Sr. No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Schedule -I Immovable Property (Offices)	Rs.53,00,000/-	Rs.5,30,000/-
	Total	Rs. 53,00,000/-	Rs5,30,000/-

Terms & Conditions

- 1) The above Schedule-I property shall be sold on "As is where is basis & as is what is basis and whatever there is" and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting bid, for the information of said Sale/E-Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) Before Submitting the Bids, the 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, Fees etc. have to be borne by the purchaser only.
- 5) All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above property will be the responsibility of the purchaser only.
- 6) Prospective bidders may avail online training from service provider M/s. E-Procurement Technologies Ltd.(Tel. No. 079-35022182) and Mr. Ram Sharma Contact No.: 8000023297 Help line E-mail-support@auctiontiger.net Website : <https://cosmosbank.auctiontiger.net> For Property related queries May contact to Mr. Jitendrabhai P. Shah - Chief Manager of bank (Mo.+ 91-9824267391, E-mail : jitendrabhai.shah@cosmosbank.in)
- 7) **EMD and KYC should reach the undersigned up to 22.03.2023 before 5.00 P.M.. The Bidder has right to increase his "Bid incremental value of said property will be Rs 50,000/-" during the time of auction.**
- 8) The successful Bidder shall deposit 25% of the Bid amount (Including EMD deposited with 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 Authorized Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount within 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorized Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total deposited amount would be forfeited without any notice and properties shall be resold.

- 9) 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. 049370219, IFSC Code: COSB0000049, for inspection of the property OR any information please contact to Manager Mr. Jitendra P. Shah Mobile No. 98242 67391, Legal & Recovery Department, Gujarat Regional Office, Ashram Road, Ahmedabad. – 380 009.
- 10) 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.
- 11) **For Inspection of subject property it will be open on 15.03.2023 between 11.00 a.m. To 1.00 p.m.**
- 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 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 & rules there under.
- 15) The sale is subject to confirmation by the Authorized Officer.
- 16) 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 thereof to Authorised officer.

This notice also be considered as a 15 days' notice to the Borrower Company/firm/ partners / proprietor/ Directors/Guarantors/Mortgagor of the said loan about holding of public auction sale on the above mentioned date if the dues are not repaid in full before the date 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 : 02.03.2023
Place: Ahmedabad.

Sd/-
Authorised Officer
The Cosmos Co-operative Bank Ltd.