

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- 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 Firm 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.

Name of the Borrower Firm, Partners, Guarantors & Mortgagors	Details of Secured Assets for Sale/Auction				
Borrower Firm/Mortgagor:- M/s. One Up Infotech [Partnership Firm] Partners/Guarantors/Mortgagors: 1. Mr. Mayur Amritlal Shah 2. Mr. Vatsal Vallabh Shah Guarantors/Mortgagors: 1. Mr. Vallabh Govardhandas Shah 2. Mrs. Tejal Mayur Shah 3. Mr. Paresh Tribhuvandas Mistry 4. Mrs. Dipti Paresh Mistry	Schedule I- All that piece and parcel of Residential Flat No.302, on 3rd floor in J-Wing of the building No.2, in the building known as "SUMER NAGAR", Situated at S.V. Road, Opp. Kora Kendra & Gokul Dham, Borivali (West), Mumbai 400 092. Admeasuring 60.39 Sq mtrs.i.e.650 Sq Ft built up / Carpet Area, being constructed and situated on the plot of land bearing survey No.15,Hissa No 1,CTS No.64,(1to 49) in village Magathane Borivali ,District Mumbai within the registration District and Sub District of Mumbai City and Mumbai Suburban. Together with proportionate share in the land under the building Premises common amenities and facilities in the building with right of ways, easements and parking available to said premises with the membership and share certificate attached to the said flat. (Owned by Mr. Mayur Shah & Mrs. Tejal Shah).				
	Possession Date & Type	Reserve Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
	23.08.2023 Physical	₹ 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)	₹ 15,00,000/- (Rupees Fifteen Lakhs Only)	07.11.2023 1.00 pm to 2.00 pm	Rs.50,000/- (Rupees Fifty Thousand Only)
	Inspection Date & Time :- 20.10.2023 from 11.00 a.m. to 2.00 p.m				
	Schedule II- All that piece and parcel of Flat No.402, "A" wing on Fourth Floor, admeasuring 37.81 Sq.Mtrs.407 Sq.Ft. Carpet Area, in the building known as "GOVARDHAN NAGAR" Building No.1,Situated at Borsa pada Road, behind Poisar Depot, Borivali (West),Mumbai 400 092.constructed on all that piece or parcel of land of ground bearing survey No 126 Hissa No 2 (Part)C.T.S. No.31/2(Part) admeasuring about 9,125 sq yards equivalent to 7,178.66 square meters situate lying and being village Poisar Kandivali, Mumbai and all those pieces or parcels of land or ground bearing survey No.126, Hissa No.2(Part) and C.T.S.No.31/2 admeasuring about 8749 square yard equivalent to 7314 square meters of thereabouts, situate lying and being at village Kandivali, Poisar, Taluka – Boriwali, Registration District and Sub District suburban City and Mumbai Suburban. Together with proportionate rights under the Flat under the building with rights to enjoy common areas and facilities appurtenant to said flat and with right of ways, easements and parking available to said premises with the membership and share certificate attached to the said flat.				
Date of Demand Notice & Amount Demand Notice Date : 05.10.2021 of ₹ 7,04,26,558.39 plus further Interest & Charges thereon	Possession Date & Type	Reserve Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
	23.08.2023 Physical	₹ 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	₹ 10,50,000/- (Rupees Ten Lakhs Ffity Thousan Only)	07.11.2023 1.30 pm to 2.30 pm	Rs.50,000/- (Rupees Fifty Thousand Only)
	Inspection Date & Time 20.10.2023 from 2.30 p.m. to 4.30 p.m.				

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 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 06.11.2023 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/offeree 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 Firm through it's Partners, 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 thereof 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 Firm through it's Partners, 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: 04.10.2023
Place: Mumbai

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