

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

**Region 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 properties of the defaulter borrower company / firm as mentioned herein below under the Securitization & 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 basis" by E-Auction.**

Sr. No.	Particulars	Borrower No. 1	Borrower No.2
1	Borrower / Company Name	M/s. Graf Laboratories Private Limited	M/s. Valance Healthcare
2	Registered Office at	Registered under the Companies Act 1956 having register. office at; Office No.81 to 84, 8 th Floor, Sarovar Complex, Near Jain's Temple, Behind Samudra Arcade, Opp. C.G. Road, Ahmedabad.380 009	Registered under the Partnership Act-1932 having register at, Plot No. 8 & 9, New Industrial Area, Bain Attrain, P.O. Kankroli, Tehsil : Indora, Dist: Kangara, Himachal Pradesh.
3	Directors / Partners / Guarantors	Directors: - (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, Guarantors:- (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, (3) M/s. Valance Healthcare- Partnership Firm, (4) Mrs. Pannaben Vasantrai Parikh	Partners: - (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, Guarantors:- (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, (3) M/s. Graf Laboratories Pvt. Ltd. (4) Mrs. Pannaben Vasantrai Parikh
5	Demand Notice Date and Amount	Date:-01-04-2016, Amount :- 84,07,79,553.19	Date :- 01-04-2016 Amount :- 38,97,00,589.32
6	Physical Possession taken Date	Date :- 28-10-2018	
7	Reserve Price of Immovable Assets	Rs.97,00,000.00 (Rupees Ninety Seven Lakhs Only)	
8	E M D	Rs.9,70,000.00 (Rupees Nine Lakh Seventy Thousands Only)	

E-Auction Sale/bidding would be conducted only through website <https://eauctions.samil.in>
On 20-12-2021 between 11.00 a.m. to 12.00 p.m.(with an unlimited auto extensions of 5 minute each (provided sale shall completed by 12.30 pm.) with increase in bid by Rs.1,00,000/- and in multiple thereof.

(Immovable Property)

Property Belonging to Dhananjay Vasantrai Parikh

All that immovable properties bearing

- (1) Office No 81 admeasuring 57.50 Sq mt (super built-up area)
- (2) Office No 82 admeasuring 137 Sq mt (super built-up area)
- (3) Office No 83 admeasuring 85 Sq mt (super built-up area)
- (4) Office No 84 admeasuring 68.65 Sq mt (super built-up area)

Situated on Eight Floor of "Sarovar Complex" of (I) Kinjal Association and (II) New Kinjal Association standing/ constructed on land bearing City Survey No 409 and Final plot No 98 of T.P. Scheme No 20, situated lying and being at Mouje: Changisapur, Taluka Ahmedabad City (West) within the registration Sub District Ahmedabad-3 (Memnagar) and district Ahmedabad.

Sr. No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Immovable Property (Offices Nos.4)	Rs.97,00,000/-	Rs.9,70,000/-
	Total	Rs.97,00,000/-	Rs.9,70,000/-

Terms & Conditions

- 1) The properties are being put to sale on "as is where is" "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
- 2) E-Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://eauctions.samil.in>.
- 3) Before submitting quotation, 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.
- 4) 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 properties in question and later on no-objection of any kind shall be entertained in this regard.
- 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, rates, assessments, charges, fees, claims etc. pertaining to above properties will be the responsibility of the purchaser only.
- 7) Prospective bidders are advised to visit invariably website <https://eauctions.samil.in> and our Bank 's website www.cosmos.com for detailed term & conditions and procedure of sale before submitting their bids.
- 8) Prospective bidders may avail online training from service provider M/s. Shree Ram Auto Mall India Ltd. and Mr. Ajay Radadiya (Contact No.: 8238786060), Mr. Dharmendrasinh Chauhan

(Contact No.:7600762777) Help line E-mail ajay.radadiya@samil.in,ajay.radadiya@123done.in,dharmendrasinh.chauhan@samil.in,dharmendrasinh.chauhan@123done.in, Website : <https://eauctions.samil.in>. For Property related queries May contact to Mr. Jitendrabhai P. Shah - Chief Manager of bank (Mo.+ 91-9824267391, E-mail : jitendrabhai.shah@cosmosbank.in)

- 9) **EMD and KYC should reach the undersigned on or before 18-12-2021 before 5.00 P.M.**
- 10) **Bidder shall improve offer in multiple of Rs.1,00,000/- for Property No. 1,2 3 and 4.**
- 11) 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.
- 12) 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 Chief Manager Mr. Jitendra P. Shah Mobile No. 98242 67391, Legal & Recovery Department, Gujarat Office, Ashram Road, Ahmedabad. – 380 009.
- 13) 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.
- 14) **For Inspection of subject property it will be open on 13-12-2021 between 11.00 a.m. To 1.00 p.m.**
- 15) The Authorized officer has the absolute right to accept or reject any bid or bids to postpone or cancel the e-auction without assigning any reasons.
- 16) 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).
- 17) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002.
- 18) The sale is subject to confirmation by the Authorized Officer.

19) It shall be the 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 Authorized officer.

This publication is also 15 Days Legal notice to Borrowers /Guarantors /Mortgagors under SARFAESI Act, 2002. All above borrowers/Guarantors/Mortgagors are hereby supposed to repay entire outstanding amount as per 13(2) Notice before E-Auction, if they failed to do so, Properties will be sold through E- Auction. If any dues remains pending after the auction then it will be recovered with interest from Borrowers/Guarantors/Mortgagors.

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 : 30/11/2021

Place: Ahmedabad,

Sd/-

Authorised Officer

The Cosmos Co-operative Bank Ltd.