

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
1	Borrower / Company Name	M/s. SPS Autotubes Pvt Ltd.
2	Registered Office at	At: Survey No. 934 & 935, Village: Dangarwa, Ahmedabad –Mehsana Highway, Ta: Kadi, Dist: Mehsana
3	Directors / Partners / Proprietor	<ol style="list-style-type: none"> 1. Mr. Jain Sunny Prakashraj (Director) 2. Mrs. Jain Sarojben Prakashraj (Director)
4	Guarantors	<ol style="list-style-type: none"> 1. M/s. SPS Tubes Industries (Guarantor) 2. Mr. Jain Romit Prakashraj (Guarantor) 3. Mrs. Sanghvi Nancy Ashish (Guarantor) 4. Mr. Jain Prakashraj Sheshmalji (Guarantor)
5	Demand Notice Date and Amount	Date:- 04-10-2021 Amnt:- Rs.33.32.47,486.70 (Rs. Thirty Three Crores Thirty Two Lakhs Fourty Seven Thousands Four Hundred Eighty Six and Seventy Paise Only)
6	Physical Possession taken Date	Property Sr. No.1:- Date -19.02.2023 Property Sr. No.2:- Date -22.01.2023 Property Sr. No.3:- Date -22.01.2023
<p>Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net On dated 10-08-2023 between 11.30 a.m. to 12.30 p.m., with increase in bid by Rs.1.00,000/- and in multiple thereof for property sr. no.1 and with increase in bid by Rs.25,000/- and in multiple thereof for property sr. no. 2 and 3.</p>		
7	Reserve Price of Immovable Assets	Sr. No.1 :- Rs.3,59,20,000/- (Three Crore Fifty Nine Lakhs Twenty Thousands Only) Sr. No.2 :- Rs. 60,39,000/- (Sixty Lakhs Thirty Nine Thousands Only) Sr. No.3 :- Rs. 46,82,000/- (Fourty Six Lakhs Eighty Two Thousands Only)
8	E M D	Sr. No.1 :- Rs.35,92,000/- (Thirty Five Lakhs Ninety Two Thousands Only) Sr. No.2 :- Rs. 6,03,900/- (Six Lakhs Three Thousands Nine Hundred Only) Sr. No.3 :- Rs. 4,68,200/- (Four Lakhs Sixty Eight Thousands Two Hundred Only)

Schedule-I As per Auction Notice (Immovable Properties)**Details of the auction and reserve price to be conducted for Mortgaged Properties –**

Sr. No.	Property Description	Owner/Mortgagor
1	All that immovable property being leasehold land admeasuring about 8980 Square Meters bearing Plot No 111 in the GIDC Industrial Estate, Kerala standing on Revenue Survey No 188/P, 192/P and 193/P, situated lying and being at Village limits of Mouje: Kerala; Taluka Bavla, within the registration sub district – Bavla District Ahmedabad together with present and future construction standing thereon.	M/s SPS Tubes Industries – Partnership firm

2	All that immovable property bearing Private Sub Plot No 160,159,183,182, 181,184,185,186,187 Aggregating in all about 3659.84 Square yards equivalent to 3060.10 Square Meters together with land of Road admeasuring about 563.12 Square yards equivalent to 470.84 Square Meters aggregating in about 4222.96 Square yards equivalent to 3530.94 Square Meters situated in NDK SOPAN scheme standing on the Land bearing Revenue Survey /Block No 78(153 paiki), situated, lying and being at Mouje:Kanotar, Taluka: Bavla, within the registration sub-district : Bavla District :Ahmedabad	Mr. Sunny Prakash Jain
3	All that immovable property bearing Private Sub Plot No 163,162,161,180,179,178,188 Aggregating in all about 2837.85 Square Yards equivalent to 2372.81 Square Meters together with land of road admeasuring about 563.12 Square Yards equivalent to 470.84 Square Meters aggregating in about 3400.97 Square Yards equivalent to 2843.65 Square Meters situated in NDK SOPAN scheme standing on the land bearing Revenue Survey No 78 (153 Paiki), situated. Lying and being at Mouje: Kanotar. Taluka Bavla within the registration sub-district :Bavla, District: Ahmedabad	Mr. Romit Prakashraj Jain

Sr. No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Immovable Property (Open Plot in G.I.D.C.)	Rs.3,59,20,000/-	Rs.35,92,000/-
2	Immovable Property (Open Plot)	Rs.60,39,000/-	Rs.6,03,900/-
3	Immovable Property (Open Plot)	Rs.46,82,000/-	Rs.4,68,200/-
	Total	Rs.4,66,41,000/-	Rs. 46,64,100/-

Terms & Conditions

- 1) The above Schedule-I properties 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 Prices 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/ies 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 properties 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 09.08.2023 before 5.00 P.M. The Bidder has right to increase in bid by Rs.1,00,000/- and in multiple thereof for property sr. no.1 and with increase in bid by Rs.25,000/- and in multiple thereof for property sr. no. 2 and 3 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 properties, property sr.no. 1 will be open on 05.08.2023 between 11.00 a.m. To 1.00 p.m. Properties sr.no. 2 and 3 will be open on 05.08.2023 between 2.00 p.m. To 4.00 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 30 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 : 03.07.2023

Place: Ahmedabad.

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