

**THE COSMOS CO-OP. BANK LTD.**  
**(Multistate Scheduled Bank)**

**RECOVERY DEPARTMENT, REGION-II**

**Correspondence Address:** Horizon Building, 1<sup>st</sup> 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 immovable Secured Assets of the Borrower Company 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 Borrower Company, Directors, Guarantors and Mortgagor	Details of Immovable Secured Assets for Sale/Auction				
<b>Borrower/Mortgagor Company:</b> M/s. SUBHNEN PLY PVT LTD <b>Director/Guarantor:</b> Mr. Nenshi Ladhabsai Shah <b>Director/Guarantor/Mortgagor:</b> Mrs. Gunvanti Nenshi Shah <b>Guarantors/Mortgagors:</b> 1. Mr. Lalji Khirabhai Shah 2. Mr. Shantilal Ladhabsai Shah (Deceased) Through his legal heirs: a. Mr. Hitesh Shantilal Shah b. Mr. Dhaval Shantilal Shah c. Ms. Rinkal Rahul Gada 3. Mr. Jayantilal Lakhamshi Nishar 4. Mrs. Rekhaben Janyantilal Nishar 5. Mr. Hansraj Karsan Gala 6. Mrs. Shantaben Lalji Shah (Deceased) Through her legal heirs: 7. Mrs. Sonalben Shantilal Shah (Deceased) Through her legal heirs: a. Mr. Hitesh Shantilal Shah b. Mr. Dhaval Shantilal Shah c. Ms. Rinkal Rahul Gada <b>Guarantors:</b> 1. Mr. Subhash Lalji Shah 2. Mr. Hitesh Shantilal Shah	<b>Schedule-I</b> All that piece and parcel of Shop No.5, adm. About 36.00 sq. mtrs i.e. 543 Sq. Ft. Area as per Agreement, situated on the ground floor of the Wing B, of Building of Parle Abhishek CHSL, standing on piece of land bearing F.P. No.24-A, of TPS No.-III, Vallabhbhai Road of Vileparle (W), Mumbai – 400056. <i>(Owned by Mrs. Shantaben Lalji Shah (Deceased), Mrs. Sonalben Shantilal Shah (Deceased) &amp; Mrs. Gunvatiben Nenshi Shah).</i>				
	Possession Date & Type	Reserve Sale Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
	03/11/2015 Physical	₹ 1,95,00,000/- (Rupees One Crores Ninety Five Lakhs Only)	₹ 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only)	17/03/2025 from 1.00 pm to 2.00 pm	50,000/- (Rupees Fifty Thousand Only)
<b>Demand Notice Date &amp; Amount</b>  Demand Notice Date 30/01/2013 ₹ 11,54,97,526.59 plus further interest & charges thereon  <b>Present Outstanding Balance as on 31/01/2025</b>  ₹ 17,88,21,028.39 along with further interest & charges thereon, till actual payment and realization thereof.	<b>Schedule-II</b> All that piece and parcel of Shop No.6, adm. About 36.00 sq. mtrs i.e. 543 Sq. Ft. Area as per Agreement, situated on the ground floor of the Wing B, of Building of Parle Abhishek CHSL standing on piece of land bearing F.P. No.24-A, of TPS No.-III, Vallabhbhai Road of Vileparle (W), Mumbai – 400056. <i>(Owned by Mr. Shantilal Ladhabsai Shah (Deceased) and Mr. Lalji Khirabhai Shah.)</i>				
	Possession Date & Type	Reserve Sale Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
	03/11/2015 Physical	₹ 1,95,00,000/- (Rupees One Crores Ninety Five Lakhs Only)	₹ 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only)	17/03/2025 from 1.00 pm to 2.00 pm	50,000/- (Rupees Fifty Thousand Only)
Property Inspection Date: With Prior Appointment					
Auction Sale/bidding would be conducted only through website <a href="https://cosmosbank.auctiontigert.net">https://cosmosbank.auctiontigert.net</a> with unlimited extensions of 5 Minutes in each.					

**TERMS & CONDITIONS**

[For Schedule-I & Schedule-II - Secured Assets]

- 1) 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.
- 2) 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.

- 3) 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.
- 4) 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.
- 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, 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](mailto:praveen.thevar@auctiontiger.net) or [soni@auctiontiger.net](mailto:soni@auctiontiger.net) AND Email Id's-support@auctiontiger.net Contact No.9265562818/19.**
- 8) **EMD and KYC should reach the undersigned on or before 16/03/2025 up to 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 Department, Region-II, Dadar (W), Mumbai – 400 028.**
- 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 Company through its Directors, Guarantors and Mortgagors are also given liberty to participate in the sale as per the 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.
- 20) **In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and shall be considered as the final copy, thus removing the ambiguity.**

**STATUTORY NOTICE: As per Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.**

This notice also be considered as a 30 days' notice to the Borrower Company through its Directors, Guarantors and 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 : 11/02/2025  
Place : Mumbai

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