

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- 24476008/12/54/55/57/58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

The Authorised Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the Immovable property/secured assets of the defaulter Borrower/Mortgagor 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, Mortgagor & Guarantors	Details of Secured Assets for Sale/Auction
Borrower/Mortgagor: Mr. Anjani Govind Yerukula Guarantors: 1. Mr. Sunil Vasant Dhanavade 2. Mr. Gourav Babu Pengunda 3. Mrs. Ganga Anjani Yerukula	All that piece and parcel of Unit D-11, area admeasuring 551 sq. ft. Carpet i.e. (51.18 sq.mtrs.) in the " Eastern Business District " formerly known as Magnet Mall , lying being and situated at Lal Bhahadur Shastri Marg, CTS No.372 (part) and 372/1 to 372/65 (part), village Kanjur, Bhandup (W) , Mumbai – 400 078 along with reserved Car Parking space nos. 14 in the P4 Level. Together with right to avail and enjoy the common areas and facilities appurtenant to the said Unit with right of way, easement and parking made available to said Unit together with the proportionate rights in the land and membership attached to the said unit.
Demand Notice Date & Amount	Demand Notice Date : 08.06.2021 & ₹ 1,06,41,147.07 plus further interest @ 14% p.a. & charges thereon from 01.06.2021
Possession Date & Type	22.09.2021 (Physical)
Reserve Price	₹ 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only)
Earnest Money Deposit (E.M.D.)	₹ 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)
Bid Incremental Value	₹ 25,000/- (Rupees Twenty Five Thousand Only)
Date & Time of E-Auction	09.05.2023 from 1:00 pm to 2:00 pm
Date & Time of Inspection	03.05.2023 from 12:00 noon to 5:00 pm
Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net with unlimited extensions of 5 Minutes in each.	

TERMS & CONDITIONS

- 1) The above Secured Assets 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 in respect of the property 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 property except society dues. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on E-Auction and claims/right/dues/affecting the property 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 property 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, taxes, rates, assessments, charges, fees, claims etc. pertaining to above property 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 08.05.2023 up to 4:30 PM.**
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹25,000/- (Rupees Twenty Five Thousand Only).
- 10) 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 property shall be resold.
- 11) **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 property OR any information please contact to Mobile No. 9960974848/8975758517, Recovery & Write-Off Department, Dadar(W), Mumbai - 400028.**

- 12) 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.
- 13) 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.
- 14) 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).
- 15) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 16) 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.
- 17) No person other than intending Bidder/offerer 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.
- 18) The Borrower/Mortgagor & Guarantors are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 19) The sale is subject to confirmation by the Authorised Officer.
- 20) 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 there of to Authorised officer.

STATUTORY NOTICE:-As per rule 8(6) & 9(1) of SARFAESI Act, 2002.

This notice also be considered as a 15 days' notice to the Borrower/Mortgagor & Guarantors about holding of public E-Auction sale on the above mentioned date & time if the dues are not repaid in full before the date & time 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: 20.04.2023
Place: Mumbai

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