

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

**'Cosmos Tower', 1st Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind,
Pune – 411 007.**

Phone No. Pune Office - 020-67086747/9011070097

E-auction Sale Notice for Sale of Immovable and movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & Rule 6(2) of the Security Interest (Enforcement) Rules, 2002.

The Authorised Officer of The Cosmos Co-Operative Bank Ltd. Pune has decided to sale/E-Auction the possessed Immovable and movable properties of the defaulter as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **"As is where is" , "As is what is" and "whatever there is basis" by Inviting Tenders.**

M/s. Shri Govinda Agro Processing Pvt. Ltd. (Borrower)

Office at – A2/802, Hariganga, Opp. Alandi Road RTO Office, Yerawada, Pune – 411 006.

Factory Address: - Plot No.B-18, Lonand Industrial Area, Tal. Khandala Dist. Satara.

Mrs. Minal Kedaree Jadhav (Director/Guarantor)

A2/802, Hariganga, Opp. Alandi Road RTO Office, Yerawada, Pune – 411 006.

Mr. Harshal Ashok Salunke (Director/Guarantor)

273, Keshav Rao Barne Chowk, Mangalwarpeth, Pune – 411 011.

Mr. Amol Shankar Patil (Director/Guarantor)

I. Shri Samarth Krupa, B Building, S.No.28, 2nd Floor, Opp.Sai Residency, Near Jijamata Chowk, Ambegaon Pathar, Pune – 411 046.

II. A/P: Navekhed, Taluka Walva, Dist. Sangli – 416 313.

Mr. Satishkumar Mansing Patil (Director/Guarantor)

A/P Borgaon, Taluka Walva, Dist. Sangli - 416 313.

Branch:- Phaltan

• **Online E-Auction Sale/bidding would be conducted only through following website: - <https://cosmosbank.auctiontiger.net> on 11.07.2024 between 12.30 PM to 1.30 PM with unlimited extension of 5 minutes each.**

• **Reserve Price and EMD for the below mentioned Immovable & Movable property is as under :-**

Schedule – I Rs. 3,20,00,000.00 - EMD – Rs.32,00,000.00

Schedule – II Rs. 28,90,000.00 - EMD – Rs.2,89,000.00

Description of Property

Schedule- I

All that piece and parcel of land known as Plot No. B-18, situated in Lonand Industrial Area within village limits of Lonand, Taluka: Khandala, Dist: Satara and the said Plot is admeasuring about 11,765 Sq. Meters having Leasehold rights of the said plot together with the ownership over the constructed Factory Shed (having approx. built up area about Ground Floor & First Floor 1628.26 Sq. Meters each, Second Floor 1166.51 Sq. Meters , Office Building 100.15 Sq. Meters + 59.86 Sq. Meters, Godown 743.85 Sq. Meters and Store Room 128.77 Sq. Meters) which is situated within the jurisdiction of Sub-Registrar Khandala and within the limits of Registration District Satara and the said property is bounded as under –

On or towards the East by : MIDC Reserved land
On or towards the South by : MIDC Road 30.00 Mt. R/W
On or towards the West by : Plot No.B-16 & Plot No.B-17
On or towards the North by : MIDC Boundary & Plot No.B-15/2

Schedule – II

Details of Movable Property: - Plant & Machineries used for Dal Mill , situated at factory site at Plot No.B18, Lonand Industrial Area, Tal : Khandala, Dist : Satara (Detailed List of Machineries available with Authorised Officer)

#TERMS & CONDITIONS#

- 1) The above properties shall be sold on "As is where is", "As is what is and whatever there is basis" and not to be sold below the Reserve Price mentioned as above.
- 2) First priority to be given to such purchasers who are interested to purchase the entire movable and immovable property then after the bid only for movable or immovable property will be entertained.
- 3) Before submitting quotation, for the information of said Sale/E-Auction, it's Terms & Conditions of sale, Bid form and procedure of submission of Bid/Offer, please contact on above address or numbers.
- 4) Before Submitting the Bids 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 duties/additional stamp duty/transfer and registration charges, fees, etc. have to be borne by the buyer only.
- 6) All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fees, TDS, TCS, claims etc. pertaining to above property & its sale, 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. PraveenkumarThevar-9722778828-079-35022145/149/182. praveen.thevar@auctiontiger.netor soni@auctiontiger.net AND Email Id's- support@auctiontiger.net & maharashtra@auctiontiger.net, Contact No.- 9265562818/19.**
- 8) EMD and KYC documents should reach the undersigned on or before 10.07.2024 before 4:00 P.M. Earnest Money Deposit (EMD) shall be deposited **through D.D / RTGS/NEFT fund transfer** to credit the amount to **The Cosmos Co-Op. Bank Ltd. "E-Auction EMD Account" No. COS370219, IFSC Code: COSB0000090 before the above mentioned time.**
- 9) The Bidder has right to increase his bid during the time of auction. The incremental value slab shall be **Rs.50, 000/-** & in-multiples thereof.
- 10) The successful bidder shall deposit 25% of the bid amount [Including EMD before bid] immediately within next working day after sale / E-auction, 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 confirmation letter or within such extended period allowed by said Authorised Officer. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without any notice and property shall be resold.
- 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) For inspection of the subject properties will be opened on 02.07.2024 between 11:00 A.M. To 2:30 P.M. intending bidder may contact on above contact numbers for queries if any.
- 13) There are no any encumbrances known to secured creditors in respect of the above mentioned properties put for sale.
- 14) 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.
- 15) The sale will be confirmed in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- 16) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 17) The sale is subject to confirmation of the Authorised Officer.

NOTE: - This notice also be considered as **15 day's notice to the Borrower Company, Directors, Guarantors** and mortgagers under rule 8(6) and rule 6(2) of the Security Interest (Enforcement) Rules, 2002 about holding of E - auction sale on the above mentioned date if the dues are not repaid in full before the date of E - 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: 19.06.2024

Place: Pune

SD/-

Authorised Officer

The Cosmos Co-Operative Bank Ltd