

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

**Region IV Office: "Cosmos Bank Bhavan", Opp. Sales India, Income Tax Cross Road,
Ashram road, Ahmedabad – 380 009.**

**Authorized Officer Office: 1-2, Amit Complex, V I P Road, Karelibaug, Vadodara 18
Phone No. 0265- 2464376**

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

The Authorized Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the Immovable property of the defaulter borrower as mentioned herein below under the Securitization & 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 and without Recourse" by Inviting Tenders.**

➤ **Name of the Borrower / Mortgager:-**

M/s Dinesh Pharmaceutical Pvt. Ltd;

Through his Directors

1. Mrs. Neelaben Jamnadas Patel
Mr. Hansal Jamnadas Patel
Mr. Nishant Jamnadas Patel
Legal heirs of Late Mr. Jamnadas Vishnubhai Patel
2. Mr. Hansal Jamnadas Patel
3. Mr. Vinodbhai Chhotabhai Yadav

Guarantors / Mortgager:-

1. Mrs. Neelaben Jamnadas Patel
Mr. Hansal Jamnadas Patel
Mr. Nishant Jamnadas Patel
(Legal heirs of Late, Mr Jamnadas Vishnubhai Patel, And who was the legal heirs of Late Mrs. Shantaben Vishnubhai Patel
Mr. Mukeshbhai Vishnubhai Patel
Legal heir of Late Mrs. Shantaben Vishnubhai Patel
Mr. Krushnachandra Vishnubhai Patel
Legal heir of Late Mrs. Shantaben Vishnubhai Patel
Mrs. Yashwantiben Atulbhai Patel
Legal heir of Late Mrs. Shantaben Vishnubhai Patel
2. Mrs. Neelaben Jamnadas Patel
3. Mrs. Reetaben Krushnachandra Patel
4. Mr. Mukeshbhai Vishnubhai Patel
5. Mr. Krushnachandra Vishnubhai Patel

➤ **Demand Notice Date & Amount :-** 19.05.2018, for an Amount of Rs. 4,33,13,844=20 (Rs. Four Crore Thirty Three Lakh Thirteen Thousand Eight Hundred Forty Four and Twenty p.s. only) +Further Interest Thereon

➤ **Physical Possession Date :-** 11-02-2025

➤ **Date & Time of E Auction: -** 20-08-2025 between 12.00 p.m. to 01.00 p.m.

➤ **The Reserve Price :-**

Rs. 1,60.25,000/- (Rs. One Crore Sixty Lakh Twenty Five Thousand only)

➤ **EMD :-**

Rs. 16,02,500/- (Rs. Sixteen Lakh Two Thousand Five Hundred Only)

➤ **BID incremental Value :-**

Rs.5,00,000/- and in multiple thereof

➤ **Date & Time of Inspection:**

11-08-2025 between 12.00 p.m. To 1.00 p.m.
& prior appointment

For any information / enquiry, please contact to **Manager Mr. Priyank Shah, Mobile No. 90333 81389**, Alkapuri Branch, Vadodara,

➤ **Dates of Secured Assets for Auction:-**

Registration Dist. Vadodara Sub. Dist. Vadodara City, moje, Babajipura vibhag, Property situated at Rajmahal Road, known as Bacha Jamadar ni paga, bearing B- Tika No.14/4, S. No. 24/4/A, which is at present known as Mahavir Colony. In which construction of Ground Floor and First Floor admeasuring 2200 sq. ft, and land on East Side admeasuring 3458 Sq. Ft. and land admeasuring 5375 Sq. Ft. in the above said survey no. The property was mortgaged vide mortgage deed dt. 25-02-1999, registered in the Office of Sub- Registrar, Vadodara under Sr. no.1059/99. And Plot area is 3458.00 sq. ft as per approved building map and Plot area is 3473.11 sq. ft as per site condition surveyor, approx.

Auction Sale/bidding would be conducted only through website

<https://cosmosbank.auctiontiger.net> with unlimited extensions of 5 minute each

Terms & Conditions

- 1) The above Schedule properties shall be sold on **“As is where is basis, As is what is Basis, Whatever there is and without Recourse”** and not to be sold below the Reserve Price 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 below address or number.
- 3) Before Submitting the Bids, the Bidders should satisfy themselves about the rights, title, interest & dues payable by them 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 to the authorized officer, there is no any encumbrance on the property mentioned above, However, the intending bidders should make their own independent inquiries/search regarding the encumbrance, title of property, society dues, VMC Taxes, etc. put for 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 Authorized 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) Prospective / Intending Bidders may avail online training from service provider M/s. e-Procurement Technologies Limited Auction Tiger (Telephone Helpline no. 079 - 68136859 / 6842 /6837 /6800 Mr. Praveenkumat Thevar -(Mo) 9722778828, Email ID: praveen.thevar@auctiontiger.net, Helpline email ID support@auctiontiger.net, Prospective / Intending Bidders are advised to visit Website: <https://cosmosbank.auctiontiger.net> and www.cosmosbank.com for detailed terms and condition and procedure of Sale before submitting their Bid.
- 8) **Bid Form, EMD and KYC should reach the undersigned up to 18-08-2025 before 04.00 p.m.**
- 9) Earnest Money Deposit (EMD) fund transfer shall be deposited through RTGS/NEFT to the credit of The Cosmos Co. Op. Bank Ltd; Kothipole Branch, Raopura, Vadodara. 'Auction EMD Account" No. 065370219, IFSC Code: COSB0000065.
- 10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD deposited with Bid) immediately within next working day after E-Auction date, 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.
- 11) The EMD amount of unsuccessful bidder will be returned /refund within 24 working hours on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 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. The Title documents of the said property "As is what is basis with the bank" shall be hand over to successful bidder after deposition of full and final bid amount.
- 16) It shall be responsibility of the successful bidder to pay T.D.S. as applicable on the sale amount for Immovable Properties under Section 194(1A) of the Income Tax Act & the successful bidder shall submit the proof there of to the Authorized officer.

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

30 days' notice to the **Borrower, Directors, Guarantors, Mortgagor and legal heirs** of the said loan to pay the dues in full before the date of auction date, failing which the property 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.

Sd./-

Date: 26-05-2025

Place: Vadodara

**Authorized Officer & Asst. Gen. Manager
Under SARFAESI Act, 2002
The Cosmos Co-operative Bank Ltd.**