

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 sell the possessed Immovable property of the defaulter borrower firm as mentioned herein below under the Securitization & 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.**

M/S MIHIR JEWELLERS --- PROPRIETORSHIP FIRM

MR. DIXIT JAYANTIBHAI SONI --- PROPRIETOR

R/ at :- B/304, Tirthankar Flat, Opp. Ishwarcharan Apartment,

Sanghavi Cross Road, Naranpura, Ahmedabad – 380 013.

MRS. VARSHA DIXIT SONI (CO-BORROWER)

R/at, B/304, Tirthankar Flat, Opp. Ishwarcharan Apartment,

Sanghavi Cross Road, Naranpura, Ahmedabad – 380 013

Guarantors:- 1) **MR. RAKESHBHAI VALLABHDAS SHAH** 2) **MRS. AMRUTA RAKESHBHAI SHAH**

- **Demand Notice Date:- 06.09.2019 Amount** of Rs. 45,08,046.16 (Rupees Forty Five Lakh Eight Thousand Forty Six and Sixteen Paise only) **+Further Interest Thereon**
- **Possession Date :- 22.07.2021 (Physical Possession)**
- Auction Sale/bidding would be conducted only through website <https://cosmosbank.auctiontiger.net> **On 06.09.2022 between 11.00 a.m. to 12.00 p.m. with an unlimited extensions of 5 minute each (provided sale shall completed by 1.30 p.m.) with increase in bid by Rs.25,000/- and in multiple thereof.**
 - o The reserve price of schedule-I i.e Immovable Property will be **Rs. 35,00,000/- (Rupees Thirty Five Lakhs only)** and the earnest money deposit (EMD) will be **Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousands Only)**

Schedule-I As per Auction Notice (Immovable Property)

Property in the Name of Mr. Dixit Jayantilal Soni

All that pieces and parcels of immovable property comprising of Residential Unit having area admeasuring about 25 sq.mt out of the total area of 51.84 sq.mt. First Floor admeasuring 51.84 sq.mt + Second Floor admeasuring 51.84 sq.mt + Third Floor admeasuring 51.84 sq.mt at City Survey No. 3444 of Sheet No.66, Ward No.2, lying and situated at Mouje : Jamalpur of Taluka : City of District : Ahmedabad, and four boundaries of the said property as under:-

North	:	Road
South	:	Road
East	:	City Survey No.3427 and 3429
West	:	City Survey No. 3443

Sr .No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Schedule-I Immovable (Residential Unit)	Rs.35,00,000/-	Rs. 3,50,000/-
	Total	Rs.35,00,000/-	Rs. 3,50,000/-

Terms & Conditions

- 1) The above Schedule-I property 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 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 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 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 property 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 05.09.2022 before 5.00 P.M. The Bidder has right to increase his "Bid incremental value of said property will be Rs 25,000/-" 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 property it will be open on 25-08-2022 between 11.00 a.m. To 1.00 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.

This notice also be considered as a 15 days' notice to the Borrower its proprietor/C-Borrower/ 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 : 12/08/2022

Place: Ahmedabad

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