

**THE COSMOS CO-OP. BANK LTD.**

**(Multistate Scheduled Bank)**

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

**Authorized Officer Office: 1-2, Amit Commercial Complex, VIP Road, Karelibaug,  
Vadodara, 390 018**

**Phone No. 0265- 2464377-2464376**

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

The Authorized Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Immovable property & Movable, Electronics Items/ Home Appliances, i.e. TV, Fridge, Washing Machine etc. of the defaulter borrower company 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**", "**Whatever there is**" and "**without Recourse**" by **Inviting E-Tenders.**

**M/s. Victory Sales Pvt. Ltd;** Opp. Khadi Gramudhyog, Kothi Road, Raopura, Vadodara  
390 001

**Directors and Guarantors** (1) **Mr. Bakulesh Arvind Suchak.** (2) **Mrs. Shrmila Bakulesh**

**Suchak, Both R/at,** 57, Gajanand Society, Manjalpur Naka, Vadodara 390 011

**Guarantors:-** (1) **Mr. Vimal Keshvlal Suchak.** (2) **Mr. Kailas C. Kemkar.**

- **Demand Notice Date:- 06.11.2008** Amount of Rs. 237.83 Lakh (Rupees Two Crore Thirty Seven Lakh Eighty Three Thousand ) **+Further Interest Thereon**
- **Possession Date :- 23.01.2009 (Physical Possession)**  
Auction Sale/bidding would be conducted
- **For Immovable property of ₹ 122.51 Lakh (Rupees One Crore Twenty Two Lakh Fifty One Thousand Only)** to sale of the above only through Website <https://eauctions.samil.in>  
**On 11-04-2023 between 03.00 p.m. to 05.00 p.m. with an unlimited extensions of 5 minute each (provided sale shall completed by 2.00 p.m.) with increase in bid by Rs.25,000/- and in multiple thereof.**

**The reserve price for:-** Immovable Property will be **Rs.122.51 (Rupees One Crore Twenty Two Lakh Fifty One Thousand only)** and the earnest money deposit (EMD) will be **Rs. 12,26,000- (Rupees Twelve Lakh Twenty Six Thousand Only)**

**As per Auction Notice (Immovable Property)**

**Property in the name of M/s Victory Sales Pvt. Ltd;** All that piece and parcel of the property together with the building known as "Dhanraj Complex" standing on the piece of land bearing its Vibhag B Tikka No. 22/1, City Survey No. 79 of Village Kasba (Raopura) and situate within the Reg. Dist. Sub. Dist. Tah. Vadodara. and said land is adm. about 792 Sq. Fts. together with the Five Storied Building having its constructed area adm. about 3810 Sq. Fts.

## **Terms & Conditions:-**

- 1) The above Immovable property shall be sold on **“As is where is basis”, “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 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 Immovable property will be the responsibility of the purchaser only.
- 6) Prospective / Intending Bidders may avail online training from service provider M/s. Shree Ram Auto Mall India Ltd (Telephone Helpline no. Mr. Chirag Vaghela-(Mo) 07428993243, Helpline Email ID: [cv@cartradeexchange.com](mailto:cv@cartradeexchange.com) Prospective / Intending Bidders are advised to visit Website: <https://eauctions.samil.in> for detailed terms and condition and procedure of Sale before submitting their Bid.
- 7) EMD and KYC should reach the undersigned up to 11-04-2023. The Bidder has right to increase his “Bid incremental value of Immovable 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; Kothipole Branch, "Auction EMD Account" No. 065370219, IFSC Code: COSB0000065, for inspection of the property Or any information please contact to Chief Manager Mr. Minesh Pathak, Mobile No. 93743 96022, Vadodara, Region II,
- 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 will be open on 06.04.2023, 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 Borrowers/Guarantors/Mortgagors 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: 22-03-2023**

**Place: Vadodara**

**Sd/-**

**Minesh Pathak  
Chief Manager & Authorized Officer  
The Cosmos Co-operative Bank Ltd.**