

**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: Surat Branch, Meridian Tower, Nr. Apple Hospital,  
Udhana Darwaja, Surat – 395 002.  
Ph. No. 0261 2365935**

**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 / Mortgager as mention 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 :-**

**M/S. CUBATICS INDUSTRIES PRIVATE LIMITED**

**At, B-1006 1007 Express Zone Western Highway, Near Patel Vanika,  
Malad East, Mumbai, Maharastra - 400 063.**

**Also at, Block No.219, Suvery No.176, Village: Jolwa, Palsana, Surat-394 305.**

➤ **Directors & Guarantor:**

1. **MR. RAKESH FAKIRCHAND SARAWAGI**
2. **MRS. MANISHA SARAWAGI**

➤ **Guarantors:-**

**M/S. CUBATICS PROCESSORS INDIA PVT. LTD (Formerly known as a --**

**M/s. J B Syntex Private Limited)**

- **Demand Notice Date & Amount :-** 13.08.2024, for an Amount of Rs. 19,96,64,412=29 (Rupees Nineteen Crore Ninety Six Lakh Sixty Four Thousand Four Hundred Twelve and Twenty Nine p.s. only) +Further Interest Thereon

- **Symbolic Possession Date :-** 13-11-2024 & 14-11-2024

➤ **The Reserve price :-**

(A) Rs. 31,47,53,000/- (Rs. Thirty One Crore Forty Seven Lakh Fifty Three Thousand Only)

(B) Rs. 5,13,00,000/- (Rs. Five Crore Thirteen Lakh Only)

(C) Rs. 1,56,15,000/- (Rs. One Crore Fifty Six Lakh Fifteen Thousand Only)

(D) Rs. 1,56,15,000/- (Rs. One Crore Fifty Six Lakh Fifteen Thousand Only)

(E) Rs. 2,22,21,000/- (Rs. Two Crore Twenty Two Lakh Twenty One Thousand Only)

- **EMD :-**
  - (A) Rs. 3,14,75,300/- (Rs. Three Crore Fourteen Lakh Seventy Five Thousand Three Hundred only)
  - (B) Rs. 51,30,000/- (Rs. Fifty One Lakh Thirty Thousand only)
  - (C) Rs. 15,61,500/- (Rs. Fifteen Lakh Sixty One Thousand Five Hundred only)
  - (D) Rs. 15,61,500/- (Rs. Fifteen Lakh Sixty One Thousand Five Hundred only)
  - (E) Rs. 22,22,100/- (Rs. Twenty Two Lakh Twenty Two Thousand One Hundred only)
- **BID incremental Value for all properties :-** Rs. 5,00,000/- and in multiple thereof
- **Date & Time of E Auction: -** Date:-28-01-2025 between 12.00 p.m. to 1.00 p.m.
- **Date & Time of Inspection: -**
  - (A) & (B) Date:-20-01-2025 between 12.00 a.m. to 1.00 p.m.
  - (C) & (D) Date: - 21-01-2025 between 12.00 a.m. to 1.00 p.m
  - (E) Date :- 22-01-2025 between 12.00 a.m. to 1.00 p.m

& prior Appointment.
- For any information / enquiry, please contact to Manager Mr. Divyang Shah, Mobile No. 99257 55122 Magob, Surat,
- **Details of Secured Assets for Auction:-**
  - (A) Description of the immovable Property Block No.219 (Rev.S.No.176) belonging to M/s. Cubatics Industries Private Limited )**  
All that piece and parcel of the land bearing Block No.219 (Rev.S. No.176) admeasuring 9513.00 Sq. Mtrs. along with the construction made there upon Situated at village Jolwa, Sub District Palsana, District Surat. **(Excluding Plant & Machinery)**
  - (B) Description of the immovable Property Survey No.205/2, belonging to M/s. Cubatics Industries Private Limited**  
All the piece and parcel of the immovable property being Non- Agricultural land for Industrial Purpose bearing Survey No.205/2 along with the construction to be made there upon, admeasuring about- 0 Hecor 07 are 00 Square Meters, situated at Village Naroli of the Union Territory of Dadra and Nagar Haveli.
  - Description of the immovable Property Plot No.15/2/1 belonging to Cubatics Industries Private Limited**  
All the piece and parcel of the immovable property being Plot No.15/2/1 along with the construction to be made there upon, admeasuring about-0 Hecor 10 are 00 Square Meters out of total area admeasuring about-0 Hecor 22 are 00 Square Meters of Non-Agricultural land for Industrial Purpose bearing survey No.204/P, situated at Village Naroli of the Union Territory of Dadra and Nagar Haveli.

**Description of the immovable Property Plot No.15/1 belonging to Cubatics Industries Private Limited**

All the piece and parcel of the immovable property being Plot No.15/1 along with the construction to be made there upon, admeasuring about -0 Hector 40 are 00 Square Meters of Non- Agricultural land bearing survey No.204/P and Survey No.205/1/p, admeasuring about-0 Hector 11 Are 00 Square Meters and Survey No.205/3, admeasuring about-0 Hector 10 are 00 Square Meters for Industrial Purpose Situated at Village Naroli of the Union Territory of Dadra and Nagar Haveli.

**(C) Description of the immovable Property Flat No.801 of Building No.”E” of “Nandini-III” belonging to Mr. RakeshFakirchandSarawgi**

All right title and interest in Flat No.801 Super built up admeasuring 3439.00 Sq.Feet together with Terrance area admeasuring about 103.00 Sq. Fts and built up area admeasuring 187.77 Sq. Mtrs and Terrance area admeasuring 6.23 Sq. Mtrs on 8<sup>th</sup> floor together with undivided proportionate share in land of Building No.”E” of “Nandini-III”, constructed on the land bearing Revision S.No.298 (Rev.S.No.500) admeasuring 24300.00 Sq, Mtrs. Preliminary T.P. Scheme No.7 (VesuMagdalla) F.P.No.45 admeasuring 17639.00 Sq. Mtrs of village Vesu, City Surat, Sub District Choryasi, Dist: Surat.

**(D) Description of the immovable Property Flat No.802 of Building No.”E” of “Nandini-III” belonging to Mr. RakeshFakirchandSarawgi**

All right title and interest in Flat No.802 Super built up admeasuring 3439.00 Sq. Feet together with Terrance area admeasuring about 103.00 Sq. Fts. and built up area admeasuring 187.77 Sq. Mtrs and Terrance area admeasuring 6.23 Sq. Mtrs on 8<sup>th</sup> floor together with undivided proportionate share in land of Building No.”E” of “Nandini-III”, constructed on the land bearing Revision S.No.298 (Rev.S.No.500) admeasuring 24300.00 Sq, Mtrs. Preliminary T.P. Scheme No.7 (VesuMagdalla) F.P.No.45 admeasuring 17639.00 Sq. Mtrs of village Vesu, City Surat, Sub District Choryasi, Dist: Surat.

**(E) Description of the immovable Property Plot No.49 to 61 belonging to Mr. RakeshFakirchandSarawgi**

All that piece and parcel of the plots mentioned below, situated on the land bearing Block No.32 admeasuring 17098.00 Sq. Mtrs along with the construction made there upon at “SubhLaxmi Industrial Estate Vibhag-3” situated at village Atodara, Sub District Olpad, District Surat.

Sr. No.	Plot. No.	Area in Sq. Mtrs.	Proportionate share in COP in sq. mtrs	Total area in sq. mtrs
1	49	157.89	66.67	224.56
2	50	157.89	66.67	224.56
3	51	157.89	66.67	224.56
4	52	157.89	66.67	224.56

5	53	157.89	66.67	224.56
6	54	223.02	66.67	289.69
7	55	175.57	66.67	242.24
8	56	176.41	66.67	243.08
9	57	176.78	66.67	243.45
10	58	177.15	66.67	243.82
11	59	177.52	66.67	244.19
12	60	177.89	66.67	244.56
13	61	178.26	66.67	244.93
		<b>2252.05</b>	<b>866.71</b>	<b>3118.76</b>

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 properties 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 encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property, society dues, SMC Taxes, Naroli Gram Panchayat Tax etc. put for E-Auction and claims/right/dues/affecting the properties 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 properties 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. Praveenkumar Thevar -(Mo) 9722778828, Email ID: [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net), Helpline email ID, [support@auctiontiger.net](mailto:support@auctiontiger.net), Prospective

/ Intending Bidders are advised to visit Website: <https://cosmosbank.auctiontiger.net> and [www.cosmosbank.com](http://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 27-01-2025 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 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 said account is having multiple finance with HDFC Bank Ltd & Axis bank Ltd. Auction Proceeds will be shared with Cosmos Bank & HDFC Bank Ltd having pari passu charge. The outstanding dues of Axis Bank Ltd, being second charge holder, will be paid after satisfying dues of Cosmos Bank and HDFC Bank Ltd. If there is no surplus then charge of Axis bank Ltd, will not be effective on all mortgaged Properties.**
- 14) **Preference will be given to the person/bidder who will interested to purchase all the mortgaged properties.**
- 15) 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).
- 16) The sale shall be subject to rules/conditions prescribed under the Securitization and there under.
- 17) 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.
- 18) 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** of the said loan to pay the dues in full to all Multiple Banks 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.

**Date: 20-12-2024**  
**Place: Magob/Surat**

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