

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 - 020-67085305

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

Name of the Borrower:-

1. M/s. Kranti Hospitality Group LLP

Address : 847, Shop No. FS 04,
Kranti Plaza, Malkapur, Karad -
415539.

2. Mr. Rohit Uday Thigale

Address - Near Kranti Hospital,
Wategaon, Tal. Walwa, Dist. Sangli -
415 410.

3. Mr. Uday Mahaling Thigale

Address - Near Kranti Hospital,
Wategaon, Tal. Walwa, Dist. Sangli -
415 410.

4. Mr. Bharat Balasaheb Jantre

Address - Bagal Vasti, First Lane,
Behind Datta Mandir, Agashivnagar,
Malkapur, Karad - 415 539.

Branch – Karad.

- **Online E-Auction Sale/bidding would be conducted only through following website:**
- <https://auctiontiger.net> on **29.08.2024** between **12:30 PM to 1:30 PM** with **unlimited extension of 5 minutes each.**

- **Reserve Price and EMD for the below mentioned Movable & Immovable properties are as under :-**

Schedule – I & II - Rs.1128.00 lakhs - EMD - Rs.112.80 Lakhs.

Schedule – III - Rs. 90.00 lakhs - EMD - Rs. 9.00 Lakhs.

Schedule – IV - Rs. 21.63 lakhs - EMD - Rs. 2.16 Lakhs.

Description of Movable & Immovable Properties

Schedule – I

Office / Shops No. SO-1 to SO-4, admeasuring as under:-

Office / Shop No. SO-1:-1481 sq. ft. carpet i.e.137.63 Sq. mtrs., Office / Shop No. SO-2 :-
844.80 sq. ft. carpet i.e.78.51 Sq. mtrs., Office / Shop No. SO-3 :- 2495.30 sq. ft. carpet
i.e.231.90 Sq. mtrs., Office / Shop No. SO-4:- 483 sq. ft. Carpet. i.e. 44.88 Sq. mtrs.

All office/shops on second floor of the building Kranti Plaza, situated at S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara, in the building Kranti Plaza, along with undivided share in the common areas and other legal and easementary rights over terraces, staircases etc. and alongwith furniture and within the local limits of Malkapur Nagar Panchayat, Zilla Parishad Karad and having the following boundaries; **East** : Pantry / Passage / Side Margin, **South**: Side Margin, **West**: Side Margin, **North** : Side Margin.

Schedule II

Entire 3rd, 4th and 5th Floor and Open Terrace on 5th Floor, and Terrace on 6th Floor, consisting of various offices / units situated in the building Kranti Plaza, S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara along with undivided share in common areas and other legal and easementary rights attached to the units and along with furniture.

Sr. No.	Office / Shop Nagar Panchayat Milkat No.	Approx. Area Adm. in Sq. Ft.	Approx. Area Adm. in Sq. Mtrs.		Sr. No.	Office / Shop Nagar Panchayat Milkat No.	Approx. Area Adm. in Sq. Ft.	Approx. Area Adm. in Sq. Mtrs.
THIRD FLOOR					FOURTH FLOOR			
1.	2/847/23	465	43.21		1.	2/847/38	390	36.24
2.	2/847/24	268	24.90		2.	2/847/39	326	30.29
3.	2/847/25	263	24.44		3.	2/847/40	318	29.55
4.	2/847/26	283	26.30		4.	2/847/41	283	26.30
5.	2/847/27	283	26.30		5.	2/847/42	284	26.39
6.	2/847/28	259	24.07		6.	2/847/43	259	24.07
7.	2/847/29	226	21.00		7.	2/847/44	281	26.11
8.	2/847/30	395	36.71		8.	2/847/45	471	43.77
9.	2/847/31	230	21.37		9.	2/847/46	230	21.37
10.	2/847/32	288	26.76		10.	2/847/47	440	40.89
11.	2/847/33	228	21.18		11.	2/847/48	228	21.18
12.	2/847/34	268	24.90		12.	2/847/49	268	24.90
13.	2/847/35	270	25.09		13.	2/847/50	270	25.09
14.	2/847/36	269	25.00		14.	2/847/51	267	24.81
15.	2/847/37	100	9.29		15.	2/847/52	100	9.29
Total		4094.71 Sq. Ft.	380.55 Sq.Mtrs.		16.	2/847/53	162	15.05
					Total		4565.46 Sq. Ft.	424.30 Sq. Mtrs.
FIFTH FLOOR					SIXTH FLOOR			
1.	2/847/54	485	45.07		Open Terrace Adm.		2953.97 Sq. Ft.	274.53 Sq. Mtrs.
2.	2/847/55	261	24.25					
Total		746 Sq. Ft.	69.32 Sq.Mtrs.					
Open Terrace Adm.		5164.80 Sq. Ft.	480 Sq.Mtrs.					

Schedule III

Equipment and machinery situated at Hotel Sapphire, Kranti Plaza, S.No.277/1/10, Malkapur, Tal. Karad, Dist. Satara.

Schedule IV

All that piece and parcel of Flat No. A-3 admeasuring 102.69 Sq.mtrs super built up, on first floor, A Wing of the building Kalash Prestige situated at S. No. 277/1/9, [admeasuring 34 Ares] and Nagarpanchayat milkat No. 833, Malkapur, Tal. Karad, Dist. Satara, along with undivided share in the common areas and other legal and easementary rights attached to the flat and having the boundaries as follows: East: Flat No. A- 2, South: Open Space/Janata Bazar, West: Open Space/NH No. 4, North: Flat No. A- 4.

#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. The property as mentioned above schedule I, II & III situated at S. No. 277/1/10, Malkapur, Tal. Karad, Dist. Satara will be sold in bundle along with Furniture and kitchen equipment.

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 number.
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 property 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, TDS, fees, pertaining to immovable property and transportation, Loading, Unloading Expenses pertaining to Movable properties, etc. have to be borne by the buyer only.
6. All statutory/non statutory dues, taxes, GST, TCS, rates, assessments, charges, fee, claims etc. owing to anybody will be the responsibility of the buyer 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, and Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Praveen Kumar Thevar - 9722778828 - 079-35022145/149/182, praveen.thevar@auctiontiger.net or soni@auctiontiger.net AND Email Id's-support@auctiontiger.net & maharashtra@auctiontiger.net, Contact No.- 9265562818/21.
8. EMD and KYC documents should reach the undersigned on or before 28.08.2024 before 5:00 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 for Schedule I & II Property shall be **Rs.1,00,000/-**, **Schedule III property shall be Rs.10,000/-** & **Schedule IV property shall be Rs. 10,000/-** & 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 after closure of the e-auction / sale proceeding. The EMD amount shall not carry any interest.
12. For inspection of the subject properties conducted on 26.08.2024 between 11:00 A.M. To 1:00 P.M. intending bidder may contact on above contact number 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 sale will be confirmed in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
15. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
16. The sale is subject to confirmation of the Authorised Officer. 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.

NOTE: - This notice also be considered as **30 days' notice to the Borrower, Partners, Guarantors and Mortgagers** under rule 8(6) & 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 : 23.07.2024

Place: Pune.

SD/-

Authorized Officer

The Cosmos Co-operative Bank Ltd.