

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

## **(Multistate Scheduled Bank)**

### **RECOVERY DEPARTMENT, REGION-II**

**Correspondence Address:** Horizon Building, 1<sup>st</sup> Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. **Phone No. 022-69476012/54/57**

### **SALE NOTICE THROUGH PRIVATE TREATY UNDER SARFAESI ACT, 2002**

The Authorised Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Secured Assets of the defaulter Borrower Firm as mentioned herein below by way of Private Treaty under the Securitisation & 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 & Without Recourse”** by Inviting Tender from interested party.

Name of the Borrower firm through its Partners, Guarantors & Mortgagor	Details of Secured Assets for Sale/Auction
<b><u>Borrower Company:</u></b> M/s. Riverdock Marine LLP <b><u>Partners/Guarantors:</u></b> 1. Mr. Harsheel Pradeep Shah 2. Mrs. Chanda Kumari Raviranjana Chaurasia <b><u>Partner/Guarantor/Mortgagor:</u></b> Mr. Dipak Kumar Natverlal Kapadia	All that piece and parcel of property being Flat No.304, admeasuring 566 Sq. ft. i.e. 52.60 Sq. mtrs. carpet area situated on the Third Floor, of Wing – A of the Building of Pramukh Heights Co-Op. Hsg. Soc. Ltd. standing on the land bearing CTS No.720 (P) and 727 (P) of Village Oshiwara situated off. Veera Desai Road, Sector B, Amboli Hill, Andheri (West), Mumbai – 400 053 within Registration District and Sub Registration District of Mumbai City & MSD and within local limits of Greater Mumbai Municipal Corporation. <b>(Owned by Mr. Dipak Kumar Natverlal Kapadia)</b>
<b>Demand Notice Date &amp; Amount</b>	Demand Notice Date 31/05/2023 of ₹ 2,37,26,968.29/- plus further interest & charges thereon.
<b>Possession Date &amp; Type</b>	22/01/2025 Physical
<b>Reserve Sale Price</b>	₹ 1,40,00,000/- (Rupees One Crore Forty Lakhs Only)
<b>Earnest Money Deposit (E.M.D.)</b>	₹ 35,00,000/- (Rupees Thirty Five Lakhs Only)
<b>Date of Auction (Private Treaty)</b>	01/10/2025
<b>Last Date &amp; Time of EMD and KYC Documents submission</b>	30/09/2025 upto 4.30 p.m.

### **TERMS & CONDITIONS**

- 1) The above Secured Assets shall be sold through Private Treaty on the basis of **“As is where is, 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 quotation, for the information of said Sale, its Terms & Conditions, offer form and procedure of submission of Offer, please contact on above address or number.
- 3) Before submitting the offer, Purchasers should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance on the secured assets except society dues. However, the intending purchasers should make their own independent inquiries regarding the encumbrance, title of secured assets put on sale and claims/right/dues/affecting the secured assets prior to submitting their offer. This sale does not constitute any commitment or any representation of The Cosmos Co-op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Cosmos Co-op. Bank Ltd. The Authorised 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 purchasers only.
- 6) All statutory/non-statutory dues, Outstanding society maintenance dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchasers only.
- 7) The Prospective Bidder shall deposit 25% of the Bid amount immediately along with Tender form. 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 acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time

prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.

- 8) **Earnest Money Deposit (EMD) i.e. 25% shall be deposited through RTGS/NEFT/Cheque fund transfer to credit of The Cosmos Co. Op. Bank Ltd "Auction EMD Account" No. COS370219, IFSC Code: COSB0000012.**
- 9) 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).
- 10) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. No person other than intending Purchasers/offerers themselves, or their duly Authorised Representative shall be allowed to participate in Sale proceeding. Such Authorisation Letter is required to submit along with Offer Amount.
- 11) The sale is subject to confirmation by the Authorised Officer.
- 12) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the sale without assigning any reason thereof.
- 13) It shall be responsibility of the successful purchasers to pay 1% T.D.S of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

Sd/-

Authorised Officer & Asst. General Manager  
Under SARFAESI Act, 2002  
The Cosmos Co-operative Bank Ltd.

Place: Mumbai  
Date: 28/08/2025