

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

**(Multistate Scheduled Bank)**

**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 sale the possessed Immovable properties of the defaulter borrower company / 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 basis" by E-Auction.**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Borrower No. 1</b>	<b>Borrower No.2</b>
1	Borrower Company/ Firm Name	M/s. Graf Laboratories Private Limited	M/s. Valance Healthcare
2	Registered Office at	Registered under the Companies Act 1956 having register. office at;  Office No.81 to 84, 8 <sup>th</sup> Floor, Sarovar Complex, Near Jain's Temple, Behind Samudra Arcade, Opp. C.G. Road, Ahmedabad.380 009	Registered under the Partnership Act-1932 having register at, Plot No. 8 & 9, New Industrial Area, Bain Attrain, P.O. Kankroli, Tehsil : Indora, Dist: Kangara, Himachal Pradesh.
3	Directors / Partners /  Guarantors/ Mortgagors	<b>Directors:</b> - (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh,  <b>Guarantors/Mortgagors :-</b> (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, (3) M/s. Valance Healthcare- Partnership Firm, (4) Mrs. Pannaben Vasantrai Parikh	<b>Partners:</b> - (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, <b>Guarantors / Mortgagors :-</b> (1) Mr. Dhananjay Vasantrai Parikh, (2) Mr. Vasantrai Jagmohandas Parikh, (3) M/s. Graf Laboratories Pvt. Ltd. (4) Mrs. Pannaben Vasantrai Parikh
5	Demand Notice Date and Amount	Date:-01-04-2016, Amount :- 84,07,79,553.19	Date :- 01-04-2016 Amount :- 38,97,00,589.32
6	Physical Possession taken Date	Unit 7 & 8 : 16-12-2020, Unit 9 & 10 : 11-09-2020	
7	Reserve Price of Immovable Assets	Rs.1,13,78,000/- (Rs. One Crore Thirteen Lakhs Seventy Eight Thousands Only).	
8	E M D	Rs.11,37,800/- (Rs. Eleven Lakhs Thirty Seven Thousands Eight Hundred Only).	

E-Auction Sale/bidding would be conducted only through website <https://eauctions.samil.in> ,  
**On 19-03-2022 between 11.00 a.m. to 12.00 p.m.( with an unlimited auto extensions of 5 minute each (provided sale shall completed by 12.30 pm.) with increase in bid by Rs.1,00,000/- and in multiple thereof.**

## **(Immovable Properties)**

Property mortgaged belonging to M/s Graf Laboratories Private limited i.e. All right title and interest in -

1. All that immovable property bearing Unit No. 7 having plot area admeasuring about 131.55 sq.mtrs together with construction admeasuring about 114.25 sq.mtrs standing thereon in "Pearl Industrial Estate" scheme standing / constructed on the land bearing Sub Plot No. 1 forming part of the Block No. 287, situated, lying and being at Mouje Changodar, Taluka Sanand, Registration Sub District Sanand, District Ahmedabad
2. All that immovable property bearing Unit No. 8 having plot area admeasuring about 130.50 sq.mtrs together with construction admeasuring about 114.25 sq.mtrs standing thereon in "Pearl Industrial Estate" scheme standing / constructed on the land bearing Sub Plot No. 1 forming part of the Block No. 287, situated, lying and being at Mouje Changodar, Taluka Sanand, Registration Sub District Sanand, District Ahmedabad.
3. All that immovable property bearing Unit no. 9 having plot area admeasuring about 129.75 sq.mtrs together with construction admeasuring about 114.25 sq.mtrs standing thereon in "Pearl Industrial Estate" scheme standing / constructed on the land bearing Sub Plot No.1 forming part of the block No.287, situated , lying and being at Mouje Changodar, Taluka Sanand, Registration Sub District Sanand and District Ahmedabad

Property mortgaged belonging to M/s Valence Healthcare i.e. All right title and interest in

4. All that immovable property bearing Unit No.10 having plot area admeasuring about 497.10 sq.mtrs together with construction admeasuring about 147.50 sq.mtrs standing thereon in "Pearl Industrial Estate", scheme standing / constructed on the land bearing Sub Plot No. 1 forming part of the Block No. 287, situated, lying and being at Mouje, Changodar, Taluka Sanand, Registration Sub District Sanand and District Ahmedabad  
( Note: As per Sale Deed The Plot Area and Construction Area of Unit No- 10 as shown above. As per Approve Plan Plot Area is 104.51 sq. Mtrs & Construction Area is 83.21 Sq. Mtrs .While as per actual measurement of Plot Area is 95.31 Sq. Mtrs & Construction Area is 173.91. )

<b>Sr. No</b>	<b>Particulars</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit (EMD)</b>
<b>1</b>	<b>Immovable Properties (Total Godowns are 4)</b> Unit No. 7,8,9 and 10 , Pearl Industrial Estate, Changodar, Ahmedabad	Rs.1,13,78,000/-	Rs.11,37,800/-
	<b>Total</b>	<b>Rs.1,13,78,000/-</b>	<b>Rs.11,37,800/-</b>

## **Terms & Conditions**

- 1) The properties are being put to sale on "as is where is" "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
- 2) E-Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://eauctions.samil.in>.
- 3) Before submitting quotation, 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.
- 4) Before Submitting Bids, the Bidders should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the properties in question and later on objections of any kind shall not be entertained in this regard.

- 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 properties will be the responsibility of the purchaser only.
- 7) Prospective bidders are advised to visit invariably website <https://eauctions.samil.in> and our Bank's website [www.cosmosbank.com](http://www.cosmosbank.com) for detailed term & conditions and procedure of sale before submitting their bids.
- 8) Prospective bidders may avail online training from service provider M/s. Shree Ram Auto Mall India Ltd. - Mr. Ajay Radadiya (Contact No.: 8238786060), Mr. Dharmendrasinh Chauhan (Contact No.:7600762777) Help line E-mail [ajay.radadiya@samil.in](mailto:ajay.radadiya@samil.in), [ajay.radadiya@123done.in](mailto:ajay.radadiya@123done.in), [dharmendrasinh.chauhan@samil.in](mailto:dharmendrasinh.chauhan@samil.in), [dharmendrasinh.chauhan@123done.in](mailto:dharmendrasinh.chauhan@123done.in), Website : <https://eauctions.samil.in> . For Property related queries May contact to Mr. Jitendrabhai P. Shah - Chief Manager of Bank (Mo.+ 91-9824267391, E-mail : [jitendrabhai.shah@cosmosbank.in](mailto:jitendrabhai.shah@cosmosbank.in))
- 9) **EMD should credit into account on or before 17-03-2022 up to 5.00 P.M and KYC should reach the undersigned on or before 17-03-2022 up to 5.00 P.M.**
- 10) **Bidder shall improve offer in multiple of Rs.1,00,000/- for the Properties.**
- 11) 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.
- 12) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Demand Draft / fund transfer to credit of The Cosmos Co.Op. Bank Ltd "Auction EMD Account" No. 049370219, IFSC Code: COSB0000049, for inspection of the properties OR any information please contact to Chief Manager Mr. Jitendrabhai P. Shah Mobile No. 98242 67391, Legal & Recovery Department, Ashram Road, Ahmedabad. – 380 009.
- 13) 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.
- 14) **For Inspection of subject properties it will be open on 11-03-2022 between 11.00 a.m. To 1.00 p.m.**

- 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 Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 17) It shall be responsibility of the successful bidder to pay 1% T.D.S of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof thereof to Authorized officer.
- 18) The sale is subject to confirmation by the Authorized Officer.
- 19) The Authorized officer has the absolute right to accept or reject any bid or bids to postpone or cancel the e-auction without assigning any reasons.

This publication is also 30 Days Legal notice to Borrowers /Guarantors /Mortgagors under SARFAESI Act, 2002. All above borrowers/Guarantors/Mortgagors are hereby supposed to repay entire outstanding amount as per 13(2) Notice before E-Auction, if they failed to do so, Properties will be sold through E- Auction. If any dues remains pending after the auction then it will be recovered with interest from Borrowers/Guarantors/Mortgagors.

**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: 09/02/2022**

Place: Ahmedabad.

**Sd/-**

**Authorised Officer**

**The Cosmos Co-operative Bank Ltd.**