

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

**(Multistate Scheduled Bank)**

**'Cosmos Tower', 1<sup>st</sup> Floor, Plot No.6, ICS Colony, University Road, Ganeshkhind,  
Pune – 411 007.**

**Phone No. Pune Office - 020-67086747/67085319/9011070097**

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

**M/s. Little Master Auto Cast Pvt. Ltd.**

Registered Address At – C 1/5, Rangehill Road, Rajashree Villa, Bhosale Paradise, Pune - 411020.

**Mr. Vilas Vitthal Valunj**

**Mrs. Vaishali Vilas Valunj**

Both R/at: C 1/5, Rangehill Road, Rajashree Villa, Bhosale Paradise, Pune – 411020.

**M/s. Little Master Auto Components (I) Pvt. Ltd.**

Registered Address At – C 1/5, Rangehill Road, Rajashree Villa, Bhosale Paradise, Pune – 411020.

• **Online E-Auction Sale/bidding would be conducted only through following website: -**

**<https://eauctions.samil.in> on 14.12.2021 between 12.30 PM to 1.30 PM with unlimited extension of 5 minutes each.**

• **Reserve Price and EMD for the below mentioned Immovable & Movable property is as under :-**

Schedule – I Rs.244.84 lakhs - EMD – Rs.24.49 lakhs

Schedule – II Rs.200.00 lakhs. - EMD – Rs.20.00 lakhs

**Description of Property**

**Schedule – I**

**Details of Immovable Property:** - All that piece and parcel of the lease hold rights for residuary period in the industrial Plot No.11 and 12, sector 2 of industrial Area Pithampur, Dist. Dhar, M.P., area admeasuring 2788 Sq.meters (Plot No.11 1394 Sq.meters & Plot No.12 1394 Sq.meters) with factory building and construction standing on these plots and rights, easement, interest attached and availed to the said property. Boundaries are as follows:

**Plot No.11:**

East : 20fts.wide Road at Present

West : Plot No.9.

North: Plot No.12

South : Plot No.10.

**Plot No. 12:**

East : 20fts.wide Road at Present

West : Plot No.9.

North: Plot No.13

South : Plot No.11.

**Schedule – II**

**Details of Movable Property:** - Plant & Machinery situated at M/s.Little Master Auto Cast Pvt. Ltd., Plot No.11 & 12, sector 2 of industrial Area Pithampur, Dhar, M.P. Machineries used for Manufacturing process consists of casting pattern Making, Core Making & Moulding, Alloy Melting & Pouring and Cleaning. (Detailed List of Machineries available with Authorised Officer)

**#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) First priority to be given to such purchasers who are interested to purchase the entire movable and immovable property then after the bid only for movable or immovable property will be entertained.
- 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 numbers.
- 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, fees, etc. have to be borne by the buyer only.
- 6) All statutory/non statutory dues, taxes, GST, rates, assessments, charges, fees, TDS, claims etc. pertaining to above property & its sale, will be the responsibility of the purchaser only.
- 7) **Intending bidders may avail training for online bidding from Shriram Automall India Ltd Lyods Centre point 1<sup>st</sup> floor above Tata Motors Showroom unit No.11&12 1096A Appasaheb Marathe Marg, Prabhadevi Mumbai 400025 Contact Person: - Mr. Sharad Sharma Mobile - 9310636000 Email ID:-sharad.sharma@samil.in.**

- 8) EMD and KYC documents should reach the undersigned on or before 13.12.2021 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 shall be **Rs.50,000/-** & 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 on closure of the e-auction/sale proceeding. The EMD amount shall not carry any interest.
- 12) For inspection of the subject properties will be opened on 03.12.2021 between 11:00 A.M. To 3:00 P.M. Intending bidder may contact on above contact numbers 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 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.
- 15) 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).
- 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) The sale is subject to confirmation of the Authorised Officer.

**NOTE:** - This notice also be considered as **15 day's notice to the Borrower Company, Directors, Guarantors** and mortgagers under rule 8(6) and rule 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: 22.11.2021**

**Place: Pune**

**SD/-**  
Authorised Officer  
**The Cosmos Co-Operative Bank Ltd**