

**Region IV :** Cosmos Bank Bhavan, Opp. Sales India, Income Tax Char Rasta, Ashram Road, Ahmedabad-380 009 Tel 079 27545693-94

**Magob Branch:** Plot No. 8 & 9, Block No. 14, Nr. Bhaktidham Temple, Surat Kadodara Road, Surat-395010. Ph. No.: 0261-2642400/500

## E - Auction Sale Notice under SARFAESI Act, 2002

The Authorized Officer, of The Cosmos Co-op. Bank Ltd; has decided to sale / Auction the **Symbolic possessed** Immovable properties of the defaulters Borrowers as mentioned herein below under the Securitization & Reconstruction of Financial Assets & Enforcements 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 through E-Auction.

Branch, Borrower, Directors, Guarantors & Mortgagors	D	etails	of the P	roperty & Own	er's Name	Date of notice u/s 13(2), Possession Date & Outstanding Amt. Rs.	Reserve Price Rs.	E.M.D. & Bid inc. Amt.Rs.	Inspection Date & Time Contact.
Branch: Magob Branch	(1) 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 and Machinery) (2) 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,					Notice u/s 13(2) Date : 13-08-2024	(1) Rs 28,32,78,000.00	(1) Rs 2,83,27,800.00 in multiple of Rs. 5,00,000.00	For Sr. No.1 Dt. : 27.02.2025 Time: 12pm to 1pm
M/S. Cubatics Industries Pvt. Ltd; through						Symbolic Possession Date : 13-11-2024 & 14-11-2024	(2) Rs.5,13,00,000.00	(2) Rs.51,30,000.00 in multiple of Rs. 5,00,000.00	For Sr. No.2 Dt. : 25.02.2025
It's Directors & Guarantors.	admeasuring about- 0 Hector 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 M/s. Cubatics								Time: 12pm to 1pm
(1) Mr. Rakesh Fakirchand Sarawagi	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 Hector 10 are 00 Square Meters out					Outstanding Balance			
	of total area admeasuring about-0 Hector 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					Cosmos Bank			
(2) Mrs. Manisha Sarawagi	Dadra and Nagar Haveli.  Description of the immovable Property Plot No.15/1 belonging to M/s. Cubatics Industries					A/C No. 11060010550			
	Private Limited					Total Outstanding amount of			
Guarantors :-	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-					Rs. 20,09,00,000.00 as on 28.01.2025			
	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					+ Future Interest & Cost.			
M/S Cubatics Processors India Pvt. Ltd.	Haveli.			-	,				
			ne immovable Pro kesh Fakirchand S	perty Flat No.801 of Building I Sarawgi	No."E" of "Nandini-III"	Outstanding Ralance	(0) D 4 40 54 000 00	(3) Rs. 14,05,400.00	For Sr. No.3
(Formally known as a -	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.					Outstanding Balance HDFC Bank Ltd.	(3) Rs. 1,40,54,000.00	in multiple of Rs. 5,00,000.00	Dt. : 27.02.2025 Time: 4pm to 5pm
	Mtrs and Terrance area admeasuring 6.23 Sq. Mtrs on 8th floor together with undivided							1.6. 6,66,666.66	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
M/S J. B. Syntex Pvt. Ltd.	Revision S.No.298 (Rev.S.No.500) admeasuring 24300.00 Sq. Mtrs. Preliminary T.P. Scheme No.7 (Vesu Magdalla) F.P.No.45 admeasuring 17639.00 Sq. Mtrs of village Vesu, City Surat, Sub				reliminary T.P. Scheme	Total Outstanding amount of			
,	District Choryasi, Dist: Surat.  (4) Description of the immovable Property Flat No.802 of Building No."E" of "Nandini-III" belonging to Mr. Rakesh Fakirchand Sarawgi  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					Rs. 17,02,00,000.00 as on 31.01.2025			
						+ Future Interest & Cost.	4) D. 4 40 54 000 00	(4) Rs. 14,05,400.00	For Sr. No.4
							4) Rs. 1,40,54,000.00	in multiple of Rs. 5,00,000.00	Dt. : 27.02.2025
	Sq. Mtrs and Terrance area admeasuring 6.23 Sq. Mtrs on 8th floor together with undivided proportionate share in land of Building No."E" of "Nandini-III", constructed on the land bearing				ted on the land bearing	Outstanding Balance		K3. 3,00,000.00	Time: 4pm to 5pm
	Revision S.No.298 (Rev.S.No.500) admeasuring 24300.00 Sq, Mtrs. Preliminary T.P. Scheme No.7 (Vesu Magdalla) F.P.No.45 admeasuring 17639.00 Sq. Mtrs of village Vesu, City Surat, Sub					Axis Bank Ltd.			
	District Choryasi, Dist: Surat.  (5) Description of the immovable Property Plot No.49 to 61 belonging to Mr. Rakesh Fakirchand Sarawgi  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 "Subh Laxmi Industrial Estate Vibhag-3" situated at village Atodara, Sub District Olpad, District Surat.						(F) D - 4 00 00 000 00	(5) Rs. 19,99,900.00	For Sr. No.5
						Total Outstanding amount of	(5) Rs. 1,99,99,000.00	in multiple of Rs. 5,00,000.00	Dt. : 28.02.2025
						Rs. 11,49,44,000.00 as on 10.12.2024		1101 0,00,000100	Time: 12pm to 1pm
	Sr . No		.Area in Sq. Mtrs.	Proportionate share in	Total area in sq. mtrs	+ Future Interest & Cost.			
		40	457.00	COP in sq. mtrs	204.50				Mr. Divyang Shah
	2	49 50	157.89 157.89	66.67 66.67	224.56 224.56				Mo: 9925755122
	3	51 52	157.89 157.89	66.67 66.67	224.56 224.56				
	5	53	157.89	66.67	224.56				
	6	54 55	223.02 175.57	66.67 66.67	289.69 242.24				
	8	56	176.41	66.67	243.08				
	9	57 58	176.78 177.15	66.67 66.67	243.45 243.82				
	11	59	177.52	66.67	244.19				
	12	60 61	177.89 178.26	66.67 66.67	244.56 244.93				
	13	01	2252.05	866.71	3118.76				
E-Auction Date :- 06.03.2025 Time :- 12.00 p.m To 1.00 p.m									
Poneficiary Bonk Name THE COSMOS CO OR BANK LTD									

E-Auction Date :- 06.03.2025

Last Date for Bidding

O4.03.2025 Up to 4.00 p.m

O4.03.2025 Up to 4.00 p.m

Beneficiary Bank Name
Branch
Beneficiary Bank Account Number
IFSC Code "

THE COSMOS CO-OP. BANK LTD.,
Kothi Pole Branch, Raopura, Vadodara.
065370219
COSB0000065

(1). For detailed terms and conditions of E-Auction see invariably our Bank's Website: www.cosmosbank.com & Service Provider's Website: https://cosmosbank.auctiontiger.net (2) E-Auction will be done by online bidding mode, on above mentioned date & time, with unlimited time interval of five minutes each. However E-Auction will be closed at 1:00 pm (3)Interested Bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-Auction. It can be proceed only when the EMD is deposited in above mantion date and account. (4) Interested bidder may contact service provider M/s. E-procurement Technologies Ltd. (Tel No, 079-68136859 /6842) and Mr. Pravinkumar Thever (Contact No. 9722778828) E Mail: Praveen.thever@auctiontiger.net, helpline email: support@auctiontiger.net Web Site; https:// cosmosbank.auctiontiger.net for online training. (5) For property related queries contact to Mr. Divyang Shah – Manager, Magob Branch Mob: +91 9925755122, E.mail: divyang.shah@cosmosbank.in. (6) This Legal Public Notice is 15 days for Borrowers/Directors/Gaurantor/Morgators under SARFAESI act 2002 (7) All above Borrowers/ Directors/Gaurantors/Mortgators are hereby supposed to repay entire outstanding amount as per above mentioned amount, if they fail to do so Property will be sold through E- Auction. However any dues remain pending after the Auction then it will be recovered with Interest from Borrowers/ Directors/Guarantors/Mortgagors. (8) The said account is having multiple finance with HDFC Bank Ltd. Auction proceeds will be shared with Cosmos Bank and HDFC Bank Ltd having pari passu charge. The outstanding dues of Axis Bank Ltd., Being 2nd charge holder, will be interested to purchase all the mortgaged properties.

Date: 15.02.2025 Place: Magob, Surat Asst. General Manager & Authorised Officer The Cosmos Co-op. Bank Ltd., - Region IV