

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

Recovery & Write-Off Department, Region-II

Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028.

Phone No. 022- 24476012/57/58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

The Secured Creditors of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Immovable property of the defaulter Borrower as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on the basis of “As is where is, As is what is, whatever there is & without recourse” by Inviting Tenders.

Name of Borrower Company, Directors & Guarantors	Demand Notice Date & Amount	Possession Date
<u>Borrower Company :</u> M/s. Krishna Structural Steel (India) Ltd. Registered Office at:- 202, C Wing, Eastern Court, Tejpal Road, Vileparle East, Mumbai – 400 057. <u>Directors & Guarantors-</u> 1. Mr. Parag Vinodrai Vora, 2. Mrs. Neha Parag Vora 3. Mrs. Indumati Vinodrai Vora <u>Guarantor Firm:</u> M/s. Krishna Enterprises through its Authorised Partner- Mr. Parag Vinodrai Vora <u>Guarantors:</u> 1. Mr. Vinodrai Amrutlal Vora 2. Mrs. Bhartiben Hasmukhlal Doshi 3. Mr. Popatlal Bachubhai Nandu 4. Mr. Dhiraj Popatlal Nandu 5. Mrs. Jyoti Shirish Shah 6. Mr. Tapan Shirish Shah	D.N. Date : 07.10.2013 ₹ 1,23,37,02,128.90 plus further interest & charges thereon	03.06.2014
	Reserve Price	Earnest Money Deposit (E.M.D.)
	₹ 11,00,00,000/- (Rupees Eleven Crores Only)	₹ 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)
	Date & Time of Auction	Bid Incremental Value
	07.10.2021 from 12.00 noon to 1.00 pm	₹ 1,00,000/- (Rupees One Lakh Only)

- Auction Sale/bidding would be conducted only through website <https://eauctions.samil.in> with unlimited extensions of 5 Minutes in each.

SCHEDULE OF IMMOVABLE PROPERTY FOR SALE/AUCTION

All that piece and parcel of land bearing S. No. 89/1 and 89/4 lying, being and situate at Mauje Borivali, Tahasil Saja Pawne, Navi Mumbai, Dist Thane, adm.Approx 2.57 Hectors equivalent to 26450 sq.mtrs (S.No.89/1 adm. Approx. 24550 sq.mtrs. and S.No.89/4 adm.approx.1900 sq.mtrs.) situate in the Registration District and Sub District Thane and Navi Mumbai Falling within the Municipal limits at Navi Mumbai Municipal Corporation and within the limits of Sub Registrar at Navi Mumbai

TERMS & CONDITIONS

- 1) The above property shall be sold on the basis of “As is where is, As is what is, whatever there is & without recourse” and not to be sold below the Reserve Price mentioned as above.
- 2) **THE ABOVE SAID PROPERTY HAS BEEN UNDER RESERVATION FOR “REGIONAL PARK” AS PER LETTER ISSUED BY NAVI MUMBAI MUNICIPAL CORPORATION VIDE LETTER DATED 10.11.2006.**
- 3) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid Form and procedure of submission of Bid/Offer, please contact on above address or number.
- 4) Before Submitting the Bids, the 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) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on E-Auction and claims/right/dues/affecting the property prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Cosmos Co-op. Bank Ltd. The property 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.
- 6) 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 property will be the responsibility of the purchaser only.
- 7) Intending Bidders may avail training for online bidding from M/s. Shriram Automall India Limited (SAMIL), 1st Floor, Lloyds Centre Point, Above Tata Motors, Prabhadevi, Mumbai – 400 025. **Contact Persons: Contact Persons: Ramraj Singh-Mobile - 7428993228/9930246301 email: ramraj.s@123done.in, Mr. Sharad Mundhra-Mobile- +919987437763, email: sharad.mundhra@samil.in.**
- 8) **EMD and KYC should reach the undersigned on or before 06.10.2021 before 5.00 P.M.** The Bidder has right to increase his “Bid incremental value of said property will be ₹ 1,00,000/-” during the time of auction.
- 9) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before 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 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 property shall be resold.

- 10) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Cosmos Co.Op. Bank Ltd "Auction EMD Account" No. COS370219, IFSC Code: COSB0000012, for inspection of the property OR any information please contact to Mobile No.9960974848/8975758517, Recovery & Write-Off Department-Region-II, Dadar(W), Mumbai - 400028.**
- 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 property will be available with prior appointment.**
- 13) 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.
- 14) 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).
- 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 by the Authorised Officer.
- 17) It shall be responsibility of the successful bidder to pay T.D.S as applicable of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

STATUTORY NOTICE:- As per rule 8(6) of SARFAESI Act, 2002.

The Borrower Company's Registered Office & its Directors Residence has been sold by the concern authorities. The present address of the company & residence of Directors not known. Hence, this notice also be considered as a 15 days' notice to the Borrower Company its Directors & Guarantors of the said loans about holding of public auction sale on the above mentioned date & time if the dues are not repaid in full before the date & time of public 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: 16.09.2021
Place: Mumbai

Sd/-
Authorised Officer
Under SARFAESI Act, 2002.
The Cosmos Co-operative Bank Ltd.