

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

'Cosmos Tower', 1st 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 defaulters 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.**

- Online E-Auction Sale/bidding would be conducted only through following website: - <https://eauctions.samil.in> on 04.03.2022 between 12.30 PM to 3.30 PM with unlimited extension of 5 minutes each.

Description of Property:-

Name of the Borrower, Mortgagors, Guarantors and Branch	13(2) Demand Notice Date & Amount & Possession Date	Details of Immovable Properties	Reserve Price & EMD Amount
Mr. Pradeep Rohiniprasad Seni (Borrower) R/At-Flat No.205, 2 nd Floor,Vrindawandham,"Shrikrishna Avenue", Phase 3, Limbodi, Tehsil and Dist – Indore. Guarantors:- Mr. Mithun Ramesh Bela. R/At- 86, Village Asravad Khurd, Tejaji Nagar, Indore Mr. Dharmendra Kumar Rajanlal Srivastava. R/At- Flat No.206, Virindawandham, Plot No.28, "Shrikrishna Avenue", Phase 3 Gram Lombodi, Khandwa Road, Indore Branch- Indore	28.12.2016 Rs.11,03,216.36+F urther Interest + Charges Possession Date- 01.12.2021	All that piece and parcel of the residential premises i.e. Flat No.205, 2 nd Floor, constructed on Plot No.28, Vrindawandham, Shrikrishna Avenue Phase 3, at gram Limbodi Tehsil & District Indore having area adm about 31.21 Sq. Mtrs (i.e. 336 Sq. Ft.) Boundaries are as follows: To East:-Plot No.29, To West :- Lobby & Flat No.202, To North:- Staircase & Flat no.204, To South :- Flat No.206	Reserve Price- Rs.5,64,000.00 EMD Amt – Rs.56,400.00

<p>Mr. Anokhil Dagdoolal Soni & Mrs. Anita Anokhil Soni (Borrower) R/at- Flat No. 405, 4th Floor of Barsana Dham, Plot No. 67, ShriKrishna,Avenue,Phase 3,of Gram Limbodi, Tehsil and District Indore</p> <p>Guarantors:- Mr. Bhavesh Kumar Anokhil Soni. R/at- Flat/ House No. 405, 4th Floor of Barsana Dham, Plot No. 67, ShriKrishna Avenue,Phase 3 of Gram Limbodi, Tehsil and District Indore Mr. Ajay Ramkishore Dixit R/at- House No. 225-A, Suryadev Nagar Annapurna Road, Indore Branch- Indore</p>	<p>14.06.2017 Rs.7,29,075.62 +Further Interest + Charges Possession Date- 01.12.2021</p>	<p>All that piece and parcel of the residential premises i.e. Flat No. 405, 4th Floor of Barsana Dham Plot No.67, ShriKrishna Avenue, Phase 3 at Gram Limbodi Tehsil and District Indore having area adm about 47.19 sq. mtrs (i.e.508 sq. fts.) Boundaries are as follows: To East:- Flat No.404, To West :- Road, To North:- Flat No.401, To South :- Plot 68</p>	<p>Reserve Price- Rs.7,00,000.00 EMD Amt – Rs.70,000.00</p>
<p>Mr.ManmohanSingh Jaspal Singh Saini & Mr. Hajara Singh Jaspal Singh Saini (Borrower) Both R/at: Flat No.401, 4th Floor, Plot No.74, Gokuldham, Shrikrishna Avenue, Phase- 3, Limbodi Tehsil, Indore-</p> <p>Guarantors:- Mrs. Deep kaur Harjeet Singh Chhabra R/at- 54, Gopal Bag Colony, Manik Baug Road, Indore, Madhya Pradesh, . Mr. Sonoo Pannalal R/at- 74, Pipliya Rao, Near Bhanwar Kuwa Road, Indore, Madhya Pradesh, . Mr. Anil Balaram Tawar R/at- 123, Pipliya Rao, Near Bhanwar Kuwa Road, Indore, Madhya Pradesh, Branch- Indore</p>	<p>04.12.2018 Rs.14,28,928.73+F urther Interest + Charges Possession Date- 01.12.2021</p>	<p>All that piece and parcel of property bearing Flat No.401, 4th Floor of Plot No.74, Gokuldham, Shrikrishna Avenue, Phase 3, at gram Limbodi Tehsil and District Indore having area adm about 106.17 Sq.mtrs (i.e.1143 sq.fts) Boundaries are as follows:- To East:- Lobby & Flat No 402, To West :- Road, To North:- Plot No.73, To South :- Flat No 404</p>	<p>Reserve Price- Rs.10,00,000.00 EMD Amt – Rs.1,00,000.00</p>
<p>5.Mr. Harjitsingh Ajitsingh Chhabra & Mrs. Deep Kaur Harjitsingh Chhabra (Borrower)</p>	<p>18.06.2016</p>	<p>All that piece and parcel of Flat No.403, 4th Floor, Constructed on Plot No.74, Gokuldham Shrikrishna, Avenue Phase 3, at gram Limbode Tehsil and District</p>	<p>Reserve Price- Rs.7,80,000.00</p>

<p>R/at- House No.54, Gopal Baugh Colony, Manik Bagh, Indor (MP) 452 001.</p> <p>Guarantors:- Mr. Manmohan Singh Jaspal Singh Saini. R/at: Flat No.401, 4th Floor, Plot No.74, Gokuldham, Shrikrishna Avenue, Phase- 3, Limbodi Tehsil, Indore (MP) Mr. Surajsingh Gangaramsingh Thakur R/at- 17, Durga Bagich, Karbala Maidan, Indore (MP) Mr. Jaspreetsingh Gurunamsingh Sodhi R/at- H.No.49, Shankar Bag Colony, Marimata Squar, Indore (MP) Branch- Indore</p>	<p>Rs.14,41,526.30 +Further Interest + Charges Possession Date- 14.12.2016</p>	<p>Indore, having total area adm about 72.46 Sq. Mtrs (i.e 780 Sq. Fts) with present Construction (Including terrace area) Boundaries are as follows: To East:- Other Land, To West :- Flat No.404, To North:- Flat No.402, To South :- Boundary wall of Colony.</p>	<p>EMD Amt – Rs.78,000.00</p>
<p>Mr. Rajkumar Sen S/o Bhanwarlal Sen & Mrs. Radha Sen W/o Rajkumar Sen (Borrower) R/at- Flat No.G – 6, Heera Dham Apartment, 8/5, Malharganj, near water Tank, Indore (MP).</p> <p>Guarantors:- Mr. Gagan Hundesha S/o Mr. Vijay Hundesha R/at- 242, Anjali Nagar, Airport Road, Indore (MP) 452 001 Mr. Gopal Bajaj S/o Mr. Ompraksh Bajaj R/at- 28, Biyabani Main Road, Indore (MP) 452 001 Branch- Indore</p>	<p>19.05.2014 Rs.16,59,819.00 +Further Interest + Charges Possession Date- 14.12.2021</p>	<p>All that piece and parcel of Flat No.G-6, Ground Floor of Heera Apartment, Plot No.8, Street No.5, Malharganj Indore, having total area adm about 111.52 Sq. Mtrs (i.e 1200 Sq. fts) Boundaries are as follows: To East:- Stair Case of Building and other Flat, To West :- Govt Road, To North:- Shriram Mandir To South :- House of Mr. Kishan Lal Kasera.</p>	<p>Reserve Price- Rs.22,80,000.00 EMD Amt – Rs.2,28,000.00</p>

#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. 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
3. 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.
4. Applicable stamp duties/additional stamp duty/transfer and registration charges, fees, etc. have to be borne by the buyer only.
5. 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.
6. ***Intending bidders may avail training for online bidding from Shriram Automall India Ltd Lyods Centre point 1st 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. or Mr. Asad Khan - 7428695102***
7. EMD and KYC documents should reach the undersigned on or before 03.03.2022 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 date and time.**
8. The Bidder has right to increase his bid during the time of auction. The incremental value slab shall be **Rs.10,000/-** & in-multiples thereof.
9. 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.
10. 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.
11. For inspection the subject properties will be opened on 24.02.2022 between 11.30 A.M. To 1.30 P.M. or with prior appointment intending bidder may contact on above contact numbers for queries if any.
12. There are no any encumbrances known to secured creditor in respect of the above mentioned properties put for sale.
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 will be confirmed 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 of the Authorised Officer.

NOTE: - This notice also be considered as 30 **days' notice to the Borrower, Guarantors** and mortgagers under rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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: 21.01.2022

Place: Indore

SD/-

Authorised Officer

The Cosmos Co-Operative Bank Ltd