

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 InterestAct, 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	Details of the Property & Owner’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: <u>Magob Branch</u>	(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. Situated at village Jolwa, Sub District Palsana, District Surat. (Excluding Plant and Machinery)	Notice u/s 13(2) Date : 13-08-2024	(1) Rs 25,18,00,000.00	(1) Rs 2,51,80,000.00 in multiple of Rs. 5,00,000.00	For Sr. No.1 Dt. : 05.05.2025 Time: 12pm to 1pm
M/S. Cubatics Industries Pvt. Ltd; through	(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, admeasuring about- 0 Hector 07 are 00 Square Meters, situated at Village Naroli of the Union Territory of Dadra and Nagar Haveli.	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. : 06.05.2025 Time: 12pm to 1pm
It’s Directors & Guarantors.	Description of the immovable Property Plot No.15/2/1 belonging to M/s. Cubatics Industries Private Limited All the piece and parcel of the immovable property being Plot No.15/2/1, admeasuring about-0 Hector 10 are 00 Square Meters out 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 Dadra and Nagar Haveli.	Outstanding Balance Cosmos Bank			
(1) Mr. Rakesh Fakirchand Sarawagi	Description of the immovable Property Plot No.15/1 belonging to M/s. Cubatics Industries Private Limited All the piece and parcel of the immovable property being Plot No.15/1, admeasuring about -0 Hector 40 are 00 Square Meters of Non- 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 Haveli.	A/C No. 11060010550			
(2) Mrs. Manisha Sarawagi	Description of the immovable Property Flat No.801 of Building No.”E” of “Nandini-III” belonging to Mr.Rakesh Fakirchand Sarawgi 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. 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 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 District Choryasi, Dist: Surat.	Total Outstanding amount of			
Guarantors :-	(3) 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 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 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 District Choryasi, Dist: Surat.	Rs. 20,56,00,000.00 as on 25.03.2025	(3) Rs. 1,24,92,000.00	(3) Rs. 12,49,200.00 in multiple of Rs. 5,00,000.00	For Sr. No.3 Dt. : 05.05.2025 Time: 4pm to 5pm
M/S Cubatics Processors India Pvt. Ltd.	(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 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 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 District Choryasi, Dist: Surat.	Rs. 16,42,00,000.00 as on 31.03.2025			
(Formally known as a -	(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 at “ Subh Laxmi Industrial Estate Vibhag-3” situated at village Atodara, Sub District Olpad, District Surat.	+ Future Interest & Cost.			
M/S J. B. Syntex Pvt. Ltd.		Outstanding Balance HDFC Bank Ltd.			
		Total Outstanding amount of			
		Rs. 16,42,00,000.00 as on 31.03.2025	4) Rs. 1,24,92,000.00	(4) Rs. 12,49,200.00 in multiple of Rs. 5,00,000.00	For Sr. No.4 Dt. : 05.05.2025 Time: 4pm to 5pm
		+ Future Interest & Cost.			
		Outstanding Balance Axis Bank Ltd.			
		Total Outstanding amount of			
		Rs. 13,06,00,000.00 as on 31.03.2025	(5) Rs. 1,77,77,000.00	(5) Rs. 17,77,700.00 in multiple of Rs. 5,00,000.00	For Sr. No.5 Dt. : 06.05.2025 Time: 12pm to 1pm
		+ Future Interest & Cost.			
					Mr. Divyang Shah Mo: 9925755122

E-Auction Date :- 12.05.2025

Time :- 12.00 p.m To 1.00 p.m

Last Date for Bidding	09.05.2025 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
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(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](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 mation 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](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 & Axis 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 paid after satifying dues of Cosmos Bank & HDFC Bank Ltd. If there is no surplus the charge of Axis Bank will not be effective on all mortgaged properties.** (9) **Preference will be given to the person/bidder who will be interested to purchase all the mortgaged properties.**

Date : .23.04.2025
Place : Magob, Surat

Asst. General Manager & Authorised Officer
The Cosmos Co-op. Bank Ltd., - Region IV