

THE COSMOS CO-OP. BANK LTD.**(Multistate Scheduled Bank)****Gujarat Regional Office: "Cosmos Bank Bhavan", Opp. Sales India, Income Tax Cross Road, Ashram road, Ahmedabad – 380 009.****Phone No. 079- 27545693, 27545694****E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

The Authorized Officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Immovable property of the defaulter borrower company / firm, as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on **"As is where is basis & as is what is basis and whatever there is"** by Inviting **E-Tenders**.

Sr. No.	Particulars	Borrower
1	Borrower / Company Name	M/S. GAJANAN RESORT (Borrower- Partnership Firm) M/s GAJANAN PAPER TUBE (Co-Borrower)
2	Registered Office at	At: R.S. NO. 174, Opp. Gujarat Gas, Nr. Vanpari Toll Gate, Nava Khijadiya, Paddhari, Dist: Rajkot-360 110
3	Partners/ Guarantors/Mortgagors	1. MR. KISHORBHAI KESHUBHAI KAGATHARA (Partner ,Guarantor & Mortgagor) 2. MR. KRUNAL KISHORBHAI KAGATHARA (Partner & Guarantor) 3. MRS.SAROJBEN KISHORBHAI KAGATHARA (Partner & Guarantor) 4. MR. KIRANBHAI KESHUBHAI KAGATHARA (Partner & Guarantor) 5. MRS.JIGNASHA KIRANBHAI KAGATHARA (Partner & Guarantor) 6. MRS.SONAL SURESHBHAI DETROJA (Partner & Guarantor) 7. MR.BIREN TRIBHOVAN DETROJA (Partner & Guarantor) 10. MR. KESHAVJIBHAI KARAMSHIBHAI KAGATHARA (Guarantor & Mortgagor)
5	Demand Notice Date and Amount	Date:- 04-10-2024 Amnt:- Rs. 5,05,23,292.23 (Rupees Five Crores Five Lakhs Twenty Three Thousands Two Hundred Ninety Two and Paise Twenty Three Only)
6	Physical Possession taken Date	Property Sr. No.1 & 2 jointly :- Date -05-10-2025
Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net On dated 31-07-2026 between 11.00 a.m. to 11.30 a.m., with increase in bid by Rs.5,00,000/- and in multiple thereof for property sr. no.1 & 2 jointly.		
7	Reserve Price of Immovable Assets	Sr. No.1 & 2 jointly: - Rs.13,19,32,000/- (Thirteen Crores Nineteen Lakhs Thirty Two Thousands Only)
8	E M D	Sr. No.1 & 2 jointly: - Rs.1,31,93,000/- (One Crore Thirty One Lakhs Ninety Three Thousands Only)

Schedule-I As per Auction Notice (Immovable Properties)**Details of the auction and reserve price to be conducted for Mortgaged Properties –**

Sr. No.	Property Description	Owner/Mortgagor
1	All that pieces and parcels of immovable property comprising of commercial building for Theme Park/Amusement Rides constructed on N.A. Land admeasuring 4856.55 Sq. Mtr., Restaurant, Theatre, Shopping Area, Room Banquet Hall area admeasuring 2373.39 Sq. Mtr., Common Plot area admeasuring 4046.83 Sq.Mtr., Parking Area admeasuring 1797.65 Sq. Mtr., Internal Road area admeasuring 1724.59 Sq. Mtr. and Open Land and Margin area admeasuring 5434.99 Sq. Mtr., collectively admeasuring about 20234.00 Sq.Mtr. lying and situated at Revenue Survey No.174 paiki of Village- Khijadiya Nana of Taluka-Paddhari of District-Rajkot	Residual Rights Holder Mr. Kishorbhai Keshubhai Kagathara & property Lease Hold Rights Holding by M/s Gajanan Resorts .

2	All that pieces and parcels of immovable property comprising of N.A. Land admeasuring 10652.00 Sq. Mtr., lying and situated at Revenue Survey No.174 paiki 1 of Village- Khijadiya Nana of Taluka-Paddhari of District-Rajkot	Mr. Kishorbhai Keshubhai Kagathara
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Sr. No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Immovable Property (N.A. Land & Resort Building, Amusement Rides etc. thereon)	Rs.13,19,32,000/-	Rs.1,31,93,000/-
	Total	Rs.13,19,32,000/-	Rs. 1,31,93,000/-

Terms & Conditions

- 1) The above Schedule-I properties shall be sold on "As is where is basis & as is what is basis and whatever there is" and not to be sold below the Reserve Prices mentioned as above.
- 2) Before submitting bid, for the information of said Sale/E-Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) 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/ies in question and later on no-objection of any kind shall be entertained in this regard.
- 4) Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 5) All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above properties will be the responsibility of the purchaser only.
- 6) Prospective bidders may avail online training from service provider M/s. E-Procurement Technologies Ltd.(Tel. No. 92655 62818/821) Mr. Maulik Shrimali Contact No.: 91735 28727 and Mr. Ram Sharma Contact No.: 8000023297 Help line E-mail- support@auctiontiger.net Website : <https://cosmosbank.auctiontiger.net> For Property related queries May contact to Mr. Jitendrabhai P. Shah - Chief Manager of bank (Mo.+ 91-9824267391, E-mail : jitendrabhai.shah@cosmosbank.in)
- 7) **EMD and KYC should reach the undersigned up to 29.07.2026 before 5.00 P.M. The Bidder has right to increase in bid by Rs.5,00,000/- and in multiple thereof for property sr. no.1 & 2 jointly during the time of auction.**
- 8) The successful Bidder shall deposit 25% of the Bid amount (Including EMD deposited with 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 Authorized Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount within 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorized Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total deposited amount would be forfeited without any notice and properties shall be resold.
- 9) 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. 049370219, IFSC Code: COSB0000049, for inspection of the property OR any information please contact to Manager Mr. Jitendra P. Shah Mobile No. 98242 67391, Legal & Recovery Department, Gujarat Regional Office, Ashram Road, Ahmedabad. – 380 009.
- 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 of subject property it will be open on 18-07-2026 between 11.00 a.m. To 1.00 p.m.**
- 12) 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.
- 13) 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).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & rules there under.
- 15) The sale is subject to confirmation by the Authorized Officer.
- 16) It shall be responsibility of the successful bidder to pay 1% T.D.S of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof thereof to Authorised officer.

This notice also be considered as a 30 days' notice to the Borrower firm/ partners /Guarantors/Mortgagors of the said loan about holding of public auction sale on the above mentioned date if the dues are not repaid in full before the date 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 : 01.07.2026

Place: Ahmedabad.

**Sd/-
Authorised Officer
The Cosmos Co-operative Bank Ltd.**