

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 Securitization & 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.**

<u>Sr. No.</u>	<u>Particulars</u>	<u>Borrower</u>
1	Borrower / Co-borrowers	1. Ms. Parita Shirishbhai Shah (Borrower) 2. Mr. Sunny Shirish Shah (Co-Borrower) 3. Mrs. Vimla Shirish Shah (Co-Borrower) 4. Mrs. Hetal Himanshu Gadhecha (Co-Borrower) 5. Ms. Rinku Shirishkumar Shah (Co-Borrower)
2	Registered Address	At: Flat No.401-402, Abhaydev Apartment , Jain Merchant Society, Paldi, Ahmedabad- 380 007
3	Guarantors	1. Mr. Pradipbhai Kantilal Sanghavi (Guarantor) 2. Mr. Rakesh Dhirajlal Sanghavi (Guarantor)
4	Demand Notice Date and Amount	Date:- 19-12-2024 Amt:- Rs. 9,09,79,619.41 (Rupees Nine Crores Nine Lakh Seventy Nine Thousands Six Hundred Nineteen and Paisa Fourty One Only)
5	Physical Possession taken Date	Date -22-11-2025
Auction Sale/bidding would be conducted only through website- https://cosmosbank.auctiontiger.net On dated 27-04-2026 between 11.30 a.m. to 12.00 noon, with increase in bid by Rs.1,00,000/- and in multiple thereof for property sr. no.1		
7	Reserve Price of Immovable Asset	Rs.10,37,89,000/- (Ten Crore Thirty Seven Lakhs Eighty Nine Thousands Only)
8	E M D	Rs.1,03,80,000/- (One Crore Three Lakhs Eighty Thousands Only)

As per Auction Notice (Immovable Property)

Details of the Auction and Reserve Price to be conducted for Mortgaged Property

Sr. No.	Property Description	Owner/Mortgagor
1	<p>All that piece and parcel of immovable property being Commercial Use non-agriculture land having carpet area admeasuring in aggregate about 12,000 Square Feet comprising of ,</p> <ul style="list-style-type: none">(i) Admeasuring about 4,000 Square Feet on Ground Floor(ii) Admeasuring about 4,000 Square Feet on First Floor and(iii) Admeasuring about 4,000 Square Feet on Second Floor <p>Of “Shivraj Complex” scheme standing/constructed on</p> <ul style="list-style-type: none">(i) Land bearing City Survey No.534/A (allotted in lieu of the land bearing Final Plot No. 404/A of Town Planning Scheme No. 1),(ii) Land bearing City Survey No.534/B (allotted in lieu of the land bearing Final Plot No. 404/B of Town Planning Scheme No. 1) and(iii) Land bearing City Survey No.533 (allotted in lieu of the land bearing Final Plot No. 403/B of Town Planning Scheme No. 1) <p>situated, lying and being at Mouje: Anand, Taluka: Anand, within the Registration Sub-District : Anand and District : Anand togetherwith present and future construction standing thereon</p>	<p>i) Mr. Sunny Shirish Shah (ii) Mrs. Vimla Shirish Shah (iii) Mrs. Hetal Himanshu Gadhecha, (iv) Ms. Rinku Shirishkumar Shah and (v) Ms. Parita Shirishbhai Shah jointly</p>

Sr. No	Particulars	Reserve Price	Earnest Money Deposit (EMD)
1	Immovable Property (Commercial Building)	Rs.10,37,89,000/-	Rs.1,03,80,000/-
	Total	Rs.10,37,89,000/-	Rs.1,03,80,000/-

Terms & Conditions

- 1) The above property shall be sold on "As is where basis is & as is what is basis and whatever there is" and not to be sold below the Reserve Price 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 given 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. 9265562819/818/821) and Mr. Ram Sharma Contact No.: 8000023297 Help line E-mail- support@auctiontiger.net and ramprasad@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 24.04.2026 before 5.00 P.M. The Bidder should increase bid by Rs.1,00,000/- and in multiple thereof for property sr. no. 1 during the time of auction.**
- 8) 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 Chief Manager Mr. Jitendra P. Shah Mobile No. 98242 67391, Legal & Recovery Department, Gujarat Regional Office, Ashram Road, Ahmedabad. – 380 009.
- 9) 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 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, property will be open on 20.04.2026 between 11.00 a.m. To 12.00 noon.**
- 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 Authorized officer.

On the date of publication of this notice there remain in the account outstanding amount Rs. 10,52,08,351.41 (Rupees Ten Crore Fifty Two Lakh Eight Thousands Three hundred Fifty One and Paise Fourty One Only) as on 28-02-2026. It is inform to Borrower/ Guarantor/Mortgagor to repay the amount. If pending dues remains after E-auction that will be recovered with interest, legal expense and cost from borrower/Guarantor/Mortgagor.

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: 25.03.2026
Place: Ahmedabad.

Sd/-
Authorized Officer
The Cosmos Co-operative Bank Ltd.