



THE COSMOS
CO-OP. BANK LTD.
(Multi State 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- 69476012/28/57/58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower Firm through its Partners, Guarantors & Mortgagors that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of The Cosmos Co. Op. Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Name of the Borrower Firm, Partners, Guarantors & Mortgagors	Details of Secured Assets for Sale/Auction				
<p>Borrower Firm:- M/s. One Up Infotech (Partnership Firm)</p> <p>Partners/Guarantors/Mortgagors: 1. Mr. Mayur Amritlal Shah 2. Mr. Vatsal Vallabh Shah</p> <p>Guarantors/Mortgagors: 1. Mr. Vallabh Govardhandas Shah 2. Mrs. Tejal Mayur Shah 3. Mr. Paresh Tribhuvandas Mistry 4. Mrs. Dipati Paresh Mistry</p>	<p>Schedule I - All that piece and parcel of Residential Flat No.302, on 3rd floor in J-Wing of the building No.2, in the building known as "SUMER NAGAR", Situated at S.V. Road, Opp. Kora Kendra & Gokul Dham, Borivali (West), Mumbai 400 092. Admeasuring 60.39 Sq mtrs. i.e. 650 Sq Ft built up / Carpet Area, being constructed and situated on the plot of land bearing survey No.15, Hissa No 1, CTS No.64, (1 to 49) in village Magathane Borivali, District Mumbai within the registration District and Sub District of Mumbai City and Mumbai Suburban. Together with proportionate share in the land under the building Premises common amenities and facilities in the building with right of ways, easements and parking available to said premises with the membership and share certificate attached to the said flat. (Owned by Mr. Mayur Shah & Mrs. Tejal Shah).</p>				
Date of Demand Notice & Amount	Possession Date & Type	Reserve Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
Demand Notice Date : 05.10.2021 ₹ 7,04,26,558.39 plus further Interest & Charges thereon	23.08.2023 Physical	₹ 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)	₹ 15,00,000/- (Rupees Fifteen Lakhs Only)	07.11.2023 1.00 pm to 2.00 pm	₹ 50,000/- (Rupees Fifty Thousand Only)
STATUTORY NOTICE:- As per Rule 8(6) of Security Interest (Enforcement) Rules, 2002.	<p>Schedule II - All that piece and parcel of Flat No.402, "A" wing on Fourth Floor, admeasuring 37.81 Sq.Mtrs.407 Sq.Ft. Carpet Area, in the building known as "GOVARDHAN NAGAR" Building No.1, Situated at Borsa pada Road, behind Poisar Depot, Borivali (West), Mumbai 400 092 constructed on all that piece or parcel of land of ground bearing survey No 126 Hissa No 2 (Part) C.T.S. No.31/2 (Part) admeasuring about 9,125 sq yards equivalent to 7,178.66 square meters situate lying and being village Poisar Kandivali, Mumbai and all those pieces or parcels of land or ground bearing survey No.126, Hissa No.2(Part) and C.T.S.No.31/2 admeasuring about 8749 square yard equivalent to 7314 square meters of thereabouts, situate lying and being at village Kandivali, Poisar, Taluka - Borivali, Registration District and Sub District suburban City and Mumbai Suburban. Together with proportionate rights under the Flat under the building with rights to enjoy common areas and facilities appurtenant to said flat and with right of ways, easements and parking available to said premises with the membership and share certificate attached to the said flat.</p>				
This notice also be considered as a 30 days' notice to the Borrower Firm through its Partners, Guarantors & Mortgagors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.	Possession Date & Type	Reserve Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value
	23.08.2023 Physical	₹ 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	₹ 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)	07.11.2023 1.30 pm to 2.30 pm	₹ 50,000/- (Rupees Fifty Thousand Only)

Note:- 1. EMD forms are available with Authorised Officer., 2. Please contact for EMD payment details to Authorised Officer., & 3) Last Date & Time of EMD and KYC Documents Submission: 06.11.2023 upto 4.30 p.m.

For detailed terms & conditions of the auction sale is available with the Bank Website i.e <https://www.cosmosbank.com/auction-notice.aspx> AND Auctioneer Website i.e <https://cosmosbank.auctiontiger.net>

Date: 04.10.2023
Place : Mumbai

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