

COSMOS CO-OP. BANK LTD.
(Multistate Scheduled Bank)

RECOVERY 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

The Authorised Officer of Cosmos Co-Operative Bank Ltd., has decided to sale the possessed Movables Secured Assets of the Borrower Company as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on the basis of "As is where is basis, As is what is basis, Whatever there is & Without Recourse" by Inviting Tenders.

<u>Name of Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors</u>	<u>Details of Movables Secured Assets for Sale/Auction</u>														
<p><u>Borrower/Mortgagor Company:</u> M/s. Quickspace Technologies F1 Works Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane Mr. Shyam Shankar Jedhe Co-Borrower/Guarantor: 1. Mr. Sandesh Sadanand Rane 2. Mrs. Kumanika Sandesh Rane 3. M/s. Quickspace Technologies Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane Director/Guarantor/Mortgagor: 1. Mr. Manoj Mahadev Angre Guarantor/Mortgagor: 1. Mr. Shyam Shankar Jedhe 2. Mr. Sachin Sadanand Rane 3. Dr. Siddheshwar Narayan Kharatmal Guarantor: Mr. Ghulam Mohammad Ghouse Corporate Guarantor: 1. M/s. Quickspace Ventures Pvt. Ltd. (Previously known as M/s. Quickspace Mfar Pvt Ltd) Through its Director: Mr. Sandesh Sadanand Rane 2. M/s. Quickspace Industries Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane Mrs. Priyanka Jayant Bhagat 3. M/s. Quickspace Realty Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane Mrs. Priyanka Jayant Bhagat 4. M/s. Quickspace India Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane</p>	<p><u>Schedule-I</u> All that piece and parcel of construction of Factory Shed, Security Cabins, Buildings, Boundary Wall, Gates etc. developed by the borrower company on <i>leasehold land bearing Survey No.89 to 91, 92/1, 2, 94, 101 to 104 totally adm.9.39 acres</i> situated at Village Mangrul, Pen-Khopoli Road, Tal. Pen District Raigad (Maharashtra) [i.e. Industrial Factory Shed construction area approx. 7192.4984 Sq.ms. and Boundary Wall measuring approx. 1000 meters along with site development thereof]</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Possession Date & Type</th> <th style="text-align: center;">Reserve Sale Price</th> <th style="text-align: center;">Earnest Money Deposit (E.M.D.)</th> <th style="text-align: center;">Date & Time of E-Auction</th> <th style="text-align: center;">Bid Incremental Value</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">02/07/2024 Symbolic</td> <td style="text-align: center;">₹ 8,00,00,000/- (Rupees Eight Crores Only)</td> <td style="text-align: center;">₹ 80,00,000/- (Rupees Eighty Lakhs Only)</td> <td style="text-align: center;">27/02/2026 from 01.00 p.m. to 2.00 pm</td> <td style="text-align: center;">5,00,000/- (Rupees Five Lakhs Only)</td> </tr> </tbody> </table> <p><u>Schedule-II</u> All Plant and Machinery located at above factory premises and mainly used to make components of Single Cast Concrete Construction Modular Buildings along with associated fixed electronics and control systems, other Modul instruments and machinery fastened to the earth to the said land and building (Detailed Plant & Machinery List along with photos are available on Bank's website)</p>					Possession Date & Type	Reserve Sale Price	Earnest Money Deposit (E.M.D.)	Date & Time of E-Auction	Bid Incremental Value	02/07/2024 Symbolic	₹ 8,00,00,000/- (Rupees Eight Crores Only)	₹ 80,00,000/- (Rupees Eighty Lakhs Only)	27/02/2026 from 01.00 p.m. to 2.00 pm	5,00,000/- (Rupees Five Lakhs Only)
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<u>Demand Notice Date & Amount</u>															
Demand Notice Date 30/03/2024 ₹ 25,55,31,299.89 plus further interest & charges thereon	<u>Possession Date & Type</u>	<u>Reserve Sale Price</u>	<u>Earnest Money Deposit (E.M.D.)</u>	<u>Date & Time of E-Auction</u>	<u>Bid Incremental Value</u>										
Present Outstanding Balance as on 31/03/2025	02/07/2024 Symbolic	₹ 10,50,00,000/- (Rupees Ten Crores Fifty Lakhs Only)	₹ 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	27/02/2026 from 01.00 p.m. to 2.00 pm	5,00,000/- (Rupees Five Lakhs Only)										
₹ 29,57,51,664.89 along with further interest & charges thereon, till actual payment and realization thereof.	<p>Property Inspection date 21/02/2026 Time: 11.00 am to 2.00 pm</p>														

Statutory 15 days' Notice: As per Rule 6(2) read of the Security Interest (Enforcement) Rules, 2002. This notice also be considered as a 15 days' notice to the Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors 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.

Auction Sale/bidding would be conducted only through website <https://cosmosbank.auctiontigert.net> with unlimited extensions of 5 Minutes in each.

TERMS & CONDITIONS

[For Schedule-I & Schedule-II - Secured Assets]

- 1) The above Movables Secured Assets (Schedule-I & Schedule-II) shall be sold on the basis of **"As is where is, As is what is, Whatever there is and Without recourse"** and not to be sold below the Reserve Price mentioned as above.
- 2) Before submitting quotation, for the information of said Sale/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, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets movables in question and later on no objection of any kind shall be entertained in this regard.
- 4) **Applicable GST/CGST to be borne by the purchaser only.**
- 5) **In the event of machinery sale the purchaser shall take away all machinery within 15 days from date of sale certificate.**
- 6) **Dismantling, Transportation, Loading & Unloading charges to be borne by purchaser only.**
- 7) **Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos. Mr. Maulik Shrimali - 9173528727, maulik.shrimali@auctiontiger.net AND Email Id's support@auctiontiger.net Contact No. 9265562818/19.**
- 8) **EMD and KYC should reach the undersigned on or before 26/02/2026 up to 4.30 p.m.**
- 9) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately or 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 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 acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 10) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of Cosmos Co-Op. Bank Ltd "Auction EMD Account" No. COS370219, IFSC Code: COSB0000012, for inspection of the secured assets OR any information please contact to Mobile No.9960974848/8975758517, Recovery Department, Region-II, Dadar (W), Mumbai – 400 028.**
- 11) 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.
- 12) The sale certificate & Tax Invoices will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name (s).
- 13) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 14) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 15) No person other than intending Bidder/offered themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
- 16) The Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors are also given liberty to participate in the sale as per the provisions of SARFAESI Act, 2002.
- 17) The sale is subject to confirmation by the Authorised Officer.
- 18) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 19) **Dismantling of Shed will be allowed only when entire machinery will be taken away by machinery purchaser. It will required 15 days from invoice date OR Sale Certificate.**
- 20) **In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and shall be considered as the final copy, thus removing the ambiguity.**

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: 12/02/2026

Place: Mumbai

Sd/-

Authorised Officer/Asst. General Manager

Under SARFAESI Act, 2002

The Cosmos Co-operative Bank Ltd.