

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. 022-69476012/54/57**

SALE NOTICE THROUGH PRIVATE TREATY UNDER SARFAESI ACT, 2002

The Authorised Officer of Cosmos Co-operative Bank Ltd., has decided to sale the possessed Secured Assets of the defaulter Borrower Firm as mentioned herein below by way of Private Treaty 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 Tender from interested party.

| Name of the Borrower firm through its Partners, Mortgagor & Guarantors | Details of Secured Assets for Sale/Auction |
|---|--|
| Borrower/Mortgagor: M/s. Vinayak Corporation (Partnership Firm) Partner & Mortgagor: 1. Mr. Amit Harsh Dave 2. Mr. Mohd. Akhtar Mohd. Ishaq Shaikh Guarantors: 1. Mr. Shivdas Y. Shirsekar 2. Mr. Gopal Shankar Soni | All that piece and parcel of Flat No.801, “A-Wing”, admeasuring 4440 sq. ft. (built up area) situated on the 8th floor of the Building known as, “Royal Accord”, Royal Accord Co-operative Society Ltd. Constructed on piece and parcel of land or ground bearing Survey Nos. 267, 271 and 272 situate, lying and being at Village Chakala, Greater Mumbai in South Salsette Taluka of the Mumbai Greater Mumbai, Near Fish Market, Chakala, Andheri (East), Mumbai - 400 099. (Owned by Mr. Mohd. Akhtar Shaikh). |
| Demand Notice Date & Amount | Demand Notice Date 19/12/2023 of ₹ 7,81,77,956/- plus further interest & charges thereon. The said Demand Notice is published in Newspapers Namely ‘News Hub’ (English) and ‘Prathakal’ (Marathi) at Mumbai Edition on 12/01/2024 as a “Substitute Service”. |
| Possession Date & Type | 20/03/2024 Physical |
| Reserve Sale Price | ₹ 2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only) |
| Earnest Money Deposit (E.M.D.) | ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only) |
| Bid Incremental Value | ₹ 1,00,000/- (Rupees One Lakhs Only) |
| Date of Auction (Private Treaty) | 29/01/2026 from 12.00 noon to 1.00 pm |
| Last Date & Time of EMD and KYC Documents submission | 28/01/2026 upto 4.30 p.m. |

TERMS & CONDITIONS

- The above Immovable Secured Assets 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.
- 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.
- 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 in question and later on no objection of any kind shall be entertained in this regard.
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of Cosmos Co-op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to Cosmos Co-op. Bank Ltd. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- Applicable Stamp Duty/Additional Stamp Duty/Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- EMD and KYC should reach the undersigned on or before 28/01/2026 upto 4.30 P.M.**
- The Bid Price to be submitted shall be above the Reserve Sale Price and bidders shall increase their further offers in multiples of ₹ 1,00,000/-(Rupees One Lakhs Only).
- The successful Bidder shall deposit 25% of the Bid amount (Including EMD before 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 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.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of Cosmos Co-operative Bank Ltd "Auction EMD Account" No. COS370219, IFSC Code: COSB0000012, for inspection of the secured assets OR any information please contact to Mobile No.7030932737/9960974848/8975758517, Recovery Department, Region-II, Dadar (W), Mumbai – 400 028.**

- 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.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).
- 12.The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 13.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.
- 14.No person other than intending Bidder/offerer 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.
- 15.The Borrower firm through its Proprietor & Guarantors & Mortgagors are also given liberty to participate in the sale as per the provisions of SARFAESI Act, 2002.
- 16.The sale is subject to confirmation by the Authorised Officer.
- 17.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.
- 18.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 there of to Authorised officer.

STATUTORY NOTICE: As per Rule 8 (Sub Rule 5(d), Rule 6(1) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 By way of Private Treaty.

This notice also be considered as a 15 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 assed will be sold on above auction date

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.

Place: Mumbai
Date: 13/01/2026

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