

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

**RECOVERY DEPARTMENT, REGION-II**

**Correspondence Address:** Horizon Building, 1<sup>st</sup> Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. **Phone No. 022-69476058/57/54/12**

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

The Authorised Officer of Cosmos Co-operative Bank Ltd., has decided to sale the possessed Secured Assets of the Borrower, Co-Borrower & Mortgagor 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.

Name of Borrower, Co-Borrower & Mortgagor.	Details of Secured Assets for Sale/Auction
<b><u>Borrower/Mortgagor:</u></b> Mr. James Marshal Dmello <b><u>Co-Borrower/Mortgagor:</u></b> Mrs. Archana James Dmello	All that piece and parcel of Flat No 104, 1 <sup>st</sup> floor admeasuring 432.22 sq. ft. carpet area in the complex known as Hirani Regency situated at Village Kurgaon on Non Agriculture land bearing Survey No.30/4 and Survey No.28/3, Taluka & District Palghar within the Registration District and Sub Registration District Palghar. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to said the Flat and with right of ways easements and parking available to said flat and membership attached to said Flat. <b>(Owned by Mr. James Marshal Dmello and Mrs. Archana James Dmello)</b>
<b>Demand Notice Date &amp; Amount</b>	Demand Notice Date 04/03/2023 of ₹ 23,22,143.14 plus further interest & charges thereon
<b>Possession Date &amp; Type</b>	02/03/2024 (Physical)
<b>Reserve Sale Price</b>	₹ 19,00,000/- (Rupees Nineteen Lakhs Only)
<b>Earnest Money Deposit (E.M.D.)</b>	₹ 1,90,000/- (Rupees One Lakhs Ninety Thousand Only)
<b>Bid Incremental Value</b>	₹ 5,000/- (Rupees Five Thousand Only)
<b>Date &amp; Time of E-Auction</b>	07/02/2026 from 1.00 pm to 2.00 pm
<b>Date &amp; Time of Inspection</b>	With Prior Appointment
Auction Sale/bidding would be conducted only through website <a href="https://cosmosbank.auctiontiger.net">https://cosmosbank.auctiontiger.net</a> with unlimited extensions of 5 Minutes in each.	

**TERMS & CONDITIONS**

- 1) The above 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.
- 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 in question and later on no objection of any kind shall be entertained in this regard.
- 4) 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 The Cosmos Co-op. Bank Ltd. The secured asset is being sold with all the existing and future encumbrances whether known or unknown to The Cosmos Co-op. Bank Ltd. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- 5) Applicable Stamp Duty/Additional Stamp Duty/Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 6) All Statutory/Non-Statutory dues, Outstanding Society Maintenance Dues, Transfer Charges, Property tax, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the 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](mailto:maulik.shrimali@auctiontiger.net) AND Email Id's [support@auctiontiger.net](mailto:support@auctiontiger.net) Contact No. 9265562818/19.**
- 8) **EMD and KYC should reach the undersigned on or before 06/02/2026 upto 4.30 p.m.**
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹ 5,000/- (Rupees Five Thousand Only).

- 10) 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 as per Rule 9(4) of Security Interest Enforcement Rules, 2002. 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.
- 11) **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. COS370219, IFSC Code: COSB0000012, for inspection of the secured assets OR any information please contact to Mobile No.9322480888/7709571679/8975758517, Recovery Department, Region-II, Dadar (W), Mumbai – 400 028.**
- 12) 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.
- 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.
- 15) 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.
- 16) 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.
- 17) The Borrower, Co-Borrower & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
- 18) The sale is subject to confirmation by the Authorised Officer.
- 19) 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.

**STATUTORY NOTICE: As per Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.**

This notice also be considered as a 15 days' notice to the above said Borrowers, Co-Borrowers & 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.

**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: 21/01/2026  
Place: Mumbai

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