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- 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 Company through its Directors, Mortgagor & Guarantors 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 Company Directors, Mortgagor & Guarantors	Details of Secured Assets for Sale/Auction
Borrower Company: M/s Autoicare Innovation Pvt. Ltd. Director/Mortgagor/Guarantor: 1. Mr. Sagar Shridhar Joshi 2. Mrs. Shreya Sagar Joshi Guarantor: Mr. Makarand Yashwant Karve	All that piece and parcel of property known Flat No. 402, admeasuring about 740 sq. ft. i.e.68.77 sq. mtrs. Carpet area on the fourth Floor, Plot No.RH-87, RH-88, in the Building known as "LUXURIA" situated at Near Model College MIDC, Dombivali East Taluka Kalyan, District Thane, within the limit of Revenue Village Sagaon Taluka Kalyan, District Thane, within registration district Thane and Sub District Kalyan. **(Owned by Mr. Sagar Shridhar Joshi & Mrs. Shreya Sagar Joshi)**
Demand Notice Date & Amount	Demand Notice Date 25/06/2026 of ₹ 1,48,71,122.32 plus further interest & charges thereon
Possession Date & Type	29/08/2026 (Physical)
Reserve Sale Price	**₹ 73,50,000/- (Rupees Seventy Three Lakhs Fifty Thousand Only)**
Earnest Money Deposit (E.M.D.)	₹ 7,35,000/- (Rupees Seven Lakhs Thirty Five Thousand Only)
Bid Incremental Value	₹ 50,000/- (Rupees Fifty Thousand Only)
Date & Time of Inspection	**13/11/2026 from 11.00 am to 2.00 pm**
Date & Time of E-Auction	**27/11/2026 from 1.00 pm to 2.00 pm**
Auction Sale/bidding would be conducted only through website https://cosmosbank.auctiontiger.net 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 Cosmos Co-op. Bank Ltd. The secured asset 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.
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 AND Email Id's support@auctiontiger.net Contact No. 9265562818/19.
8) **EMD and KYC should reach the undersigned on or before 26/11/2026 upto 4.30 p.m.**
9) The Bid Price to be submitted shall be above the Reserve Sale Price and bidders shall improve their further offers in multiples of ₹ 50,000/- (Rupees Fifty 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 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.9960974848/9322480888/9819192192, Recovery Department, Region-II, Dadar (West), 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 Company through its Directors, Mortgagor & Guarantors 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.
20) It shall be responsibility of the successful bidder to pay 1% TDS of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof thereof to Authorised officer.

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

This notice also be considered as a 30 days' notice to the Borrower Company through its Directors, Mortgagors & 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.

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.

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

Date: 27/10/2026
Place: Mumbai