

**Sale Notice For Sale Of Immovable Property [Under rule 8(6) of SARFAESI Act, 2002]**

The Authorised officer of The Cosmos Co-Operative Bank Ltd., has decided to sale the possessed immovable property to recover Bank dues of the following defaulted Borrower as mentioned herein below under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 on "as is where is basis" by inviting tenders from intending buyers.

| Name of the Borrower, Mortgagors, Guarantors and Branch   | 13(2) Demand Notice Details |   | Possession Date                                    | Sale/Auction |            |
|---|-----------------------------|---|--|--------------|------------|
|   | Date                        | Notice Amount   |  | Date         | Time       |
| <b>Borrower :</b><br><b>1. M/s. Lavina Impex (Borrower)</b><br><b>Through its Proprietor</b><br><b>Mrs. Lata Mukesh Jawandhiya</b><br><b>(Mortgagor)</b><br><b>Address-</b> Plot No. 672, Jalalpura, Patthar Phod Akhada, Gandhibag, Nagpur-440002<br><b>Also at:-</b> Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002<br><b>2. Mr. Sharadkumar Haridas Jawandhiya (Guarantor)</b><br><b>Address-</b> Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002<br><b>3. Mr. Mukesh Sharadkumar Jawandhiya (Guarantor)</b><br><b>Address-</b> Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002<br><b>Branch:-</b> Nagpur | 08.08.2025                  | ₹ 50,31,121.24 +<br>Further Int. & Charges.               | 10.03.2025   | 22.07.2026   | 02:30 p.m. |
| <b>Description of the Immovable Property put for Sale –</b><br>All that piece and parcel of Land bearing Plot No.15 adm. 203.780 Sq. m. out of total area adm. 211.500 Sq. m. in the Malik Maqbuja Layout carved over the non-agricultural land admeasuring 14500 Sq. m. bearing Khasra No. 73, P.H. no.76 at Mouza- Bori, situated at Nagar Parishad, Butibori, Tahsil - Nagpur Gramin, District - Nagpur and said plot is bounded as under:- On or towards East :by Plot No. 14, On or towards West : by 9.00 meters Road, On or towards North :by 9.00 meters Road, On or towards South : by Plot No. 16   |                             |   |  |              |            |
|   |                             | <b>Reserve Price</b>                                      | <b>Earnest Money Deposit (EMD)</b>                 |              |            |
|   |                             | ₹ 50,45,000.00<br>(₹ Fifty Lakhs Four Five Thousand Only) | ₹ 5,05,000.00<br>(₹ Five Lakhs Five Thousand Only) |              |            |

**Auction / Sale Venue :** The Cosmos Co-Op. Bank Ltd., Plot No. 4, Ground Floor, Central Bazar Road, Opp Hotel Central Point, Ramdas Peth, Nagpur. 440 012. (Phone Numbers – 0712/2444766/2454824).

**Terms and Conditions :** 1. The Sale/Auction of the above property is "As is where is, As is what is and whatever there is basis". 2. Before submitting the tenders the tenderer should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the property in questioned and later on no objection of any kind shall be entertained in this regard. (Tender forms are available at office of the The Cosmos Co-Operative Bank Ltd., Plot No. 4, Ground Floor, Central Bazar Road, Opp Hotel Central Point, Ramdas Peth, Nagpur. 440 012. (Phone Numbers – 0712/2444766/2454824)". 3. Tender should reach at above auction address up to 21.07.2026 before 5.00 pm, with earnest money by way of P.O./D.D. in favour of "The Cosmos Co-Operative Bank Ltd." Or by way of NEFT/RTGS in favour of "The Cosmos Co-Operative Bank Ltd." A/c No. – 090370171, IFSC Code – COSB0000090, Branch University Road, Pune, 4. No offers/Bids/Tenders below reserve price shall be entertained. Interested parties may send/submit their Tender for purchasing the said property in a sealed cover super scribed as "Tender for Purchase of Property with respect to loan of M/s. Lavina Impex, Proprietor Mrs. Lata Mukesh" along with earnest money deposit, which is refundable, if the offer is not successful. The EMD shall not carry any interest. 5. Applicable stamp duty/additional stamp duty/transfer and registration charges, TDS, fees, etc. have to be borne by the buyer only. 6. All statutory/Non statutory dues, taxes, rates, assessments, charges, fees, claims, etc. owing to anybody will be the responsibility of the buyer only. 7. The Tenderers may be given an opportunity to enhance their offer amount, after opening the tenders. The bid is not transferable. 8. The successful purchaser shall Sale/Auction by demand draft favoring the "The Cosmos Co-Operative Bank Ltd." or by way of NEFT/RTGS in favor of "The Cosmos Co-Operative Bank Ltd." A/c No. 090370171, IFSC code –COSB0000090, Branch above, the EMD shall be forfeited without giving any notice. 9. After deposit of 25% and thereafter confirming the Sale/Auction by the Authorised Officer, the purchaser shall have to pay remaining amount i.e. 75% of the offer amount on or before 15 working days from the receipt of the confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without giving any notice and the said immovable & Movable property shall be resold. 10. For an inspection on respect of the above mentioned property put for sale. 11. There are no any encumbrances known to secured creditors in respect of the above mentioned property put for sale. 12. The Authorized Officer has absolute right to accept or reject any or all Tender(s)/Offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. 13. The Detailed Terms & Conditions of the sale will be read at the time & place of the sale. 14. This sale notice is also uploaded in the Bank's web site i.e. [www.cosmos.bank.in](http://www.cosmos.bank.in).  
**Note:** - This also be considered as 30 days' notice to the Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

**Date : 17.06.2026**  
**Place : Nagpur**

**Mr. Rajesh Ramdas Shah**  
 Authorized Officer & Dy. General Manager,  
 The Cosmos Co-operative Bank Ltd.