COSMOS CO-OPERATIVE BANK LTD.
(Multistate Scheduled Bank)
Enriching Life!

Registered Office : 'Cosmos Bhavan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5308/11

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

The Authorised officer of 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
Borrower : **1. M/s. Lavina Impex (Borrower)** **Through its Proprietor** **Mrs. Lata Mukesh Jawandhiya (Mortgagor)** **Address-** Plot No. 672, Jalalpura, Patthar Phod Akhada, Gandhibag, Nagpur-440002 **Also at:-** Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002 **2. Mr. Sharadkumar Haridas Jawandhiya (Guarantor)** **Address-** Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002 **3. Mr. Mukesh Sharadkumar Jawandhiya (Guarantor)** **Address-** Kotecha Bhawan, 818, Pothi Galli, New Itwari road, Bagadganj, Nagpur - 440002 **Branch:- Nagpur**	08.08.2025	₹ 50,31,121.24 + Further Int. & Charges.	10.03.2026	30.10.2026	02:30 p.m.

Description of the Immovable Property put for Sale – 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

Reserve Price	Earnest Money Deposit (EMD)
₹ 40,36,000.00 (₹ Forty Lakhs Thirty Six Thousand Only)	**₹ 4,04,000.00 (₹ Four Lakhs Four Thousand Only)**

Auction / Sale Venue : 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).

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 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 29.10.2026 before 5.00 pm,** with earnest money by way of P.O./D.D. in favour of "Cosmos Co-Operative Bank Ltd." Or by way of NEFT/RTGS in favour of "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 Jawandhiya"** 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 deposit 25% of the offer amount [Including EMD before bid] immediately within next working day after Sale/Auction by demand draft favoring the "Cosmos Co-Operative Bank Ltd." or by way of NEFT/RTGS in favor of "Cosmos Co-Operative Bank Ltd." A/c No. 090370171, IFSC code –COSB0000090, Branch University Road, Pune. If the successful purchaser fails to pay 25% amount within the time prescribed herein 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 27.10.2026 at 11:00 a.m. to 1:00 p.m.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.**

Note: - This also be considered as **15 days' notice** to the Borrower/Mortgagor/Guarantor under rule 8(6) of the security interest (Enforcement) Rule, 2002.

Date : 14.10.2026
Place : Nagpur

Mr. Sachin Shrikumar Ranbhor
Authorized Officer & Asst. General Manager,
Cosmos Co-operative Bank Ltd.