



THE YAVATMAL URBAN CO-OP. BANK LTD., YAVATMAL

(Regd. No.YML/BNK/114) Head Office: Garden Road, Near L.I.C.Office, Yavatmal. Authorised Officer Office Address : The Yavatmal Urban Co-Op Bank Ltd. Yavatmal ABC Plaza ,Devnagar Chowk, Khamala Road Nagpur Phone No. 0712 - 2242320

O.W.No.YUCBL/_____/2025-2026

APPENDIX - IV-(A)[See Proviso Rule6(2) 8(6)]SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (Fifth Time)

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules ,2002. Notice is hereby given to the public in general and in particular to the Borrower(s) / Co-borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Bank , the constructive possession of which has been taken by the Authorised Officer of the Bank, will be sold on " As is where is ", " As is what is ", and " Whatever there is basis " on under noted dates for recovery of under noted outstanding amount due to the Bank form under noted respective Borrower(s) and Guarantor(s), Branch Gandhibag Nagpur

Name and address of Borrower, Co-borrower & Mortgagor & Guarantor Date of Demand Notice / Out standing Taking Possession date Outstanding As on Dt. 18/02/2026 & Further Interest and expenses	Description of the Immovable properties with name of the owner/ Mortgagor Reserve price of property Earnest Money Deposit Last Date of Tender Submit, Place & Time Tender open Date, Time Tender Submit & open Place
<p>Branch Gandhibag Nagpur Ac. No.170/21</p> <p>1) Shri.Purushottam Assandas (Borrower)Through its Prop. Mr.Manoj Purushottam Khandwani Shop No.3 Madhavleela Complex Maskasath Irwar Nagpur 440002 R/o Plot No. 51 Narayan Chambers, Section-IC A Road, Tahsil And Dist Nagpur 440018,</p> <p>2)Shri.Purushottam Assandas Khandwani (Mortgagor) Being Deceased Represented By His Legal Heirs</p> <p>A) Shri. Manoj Purushottam Khandwani B) Shri. Shyam Purushottam Khandwani C) Shri. Bhupendra Purushottam Khandwani</p> <p>All (A-C) R/O Plot No. 51, Narayan Chambers, Section-I, CA Road, Nagpur. 440018,D) Smt. Jyoti Pradeep Semaiya R/o At. 16/3 Society no. 1, Near Janta Hall, Chapru Nagar, Gareba Maidan, Nagpur. 440008 E) Smt. Heena Deepak khandwani , F) Shri. Himanshu Deepak Khandwani Both (E-F) R/o 501, Chapru Lok Building Chapru Nagar, Nagpur440008 .</p> <p>3) Shri. Shyam Purushottam Khandwani (Gurantor) R/o Plot No. 51 Narayan Chambers, Section-IC A Road, Tahsil And Dist Nagpur 440018,</p> <p>4) Shri. Bhupendra Purushottam Khandwani (Gurantor)R/o Plot No. 51 Narayan Chambers, Section IC A Road, Tahsil And Dist Nagpur 440018</p> <p>Demand Notice Outstanding Principal. Rs.1,19,96,154/-(In word One Crore Nineteen Lakh Ninety Six Thousand One Hundred Fifty Four) Plus interest Rs.28,07,038 /-(Twenty Eight Lac Seven Thousand Thirty-eight) Total Rs. 1,48,03,192/- (In words One Crore Forty Eight Lac Three Thousand One Hundred Ninety two Only).</p> <p>As on Date 18/02/2026 Principal - Rs.1,19,85,609/-(In word One Crore Nineteen Lakh Eighty five Thousand Six Hundred Nine) +Interest -Rs.66,32,446 / -(In word Sixty Six Lakh Thirty Two Thousand Four Hundred Forty Six) Total-Rs.1,86,18,055/- (Inword One Crore EightySix Lakh Eighteen Thousand Fifty Five) Plus Further Interest</p>	<p>1) Mortgaged immovable property of Shri. Purushottam Assandas Khandwani</p> <p>1) All That R.C.C Super Structure Standing Bearing Apartment No.201 Having Covering A Built Up Area Of 91.136 Sq.Mtr And Super Built Up Area Of 124.014 Sq.Mtr On Second Floor Of A Building Known And Styled As "NARAYAN CHAMBERS" Along With 5.815% Undivided Share And Intrest In All That Piece And Parcel Of Land Bearing NIT Leasehold Plot No.51 In Section I Central Road Scheme Containing By Admesurments 8322.00 Sq.Ft (I.E.773.134 Sq.Mtr) Including All Other Bearing Corporation House No. 748 Ward No.33 Sheet No.170 City Survey No.217 Of Mouza Nagpur Within The Limits Of The NMC And NIT In Tahsil District Nagpur And Entire Property Is Bounded As Under</p> <p>East : Plot No.52, West : Road, North : Road, South : Road</p> <p>2) All That R.C.C Super Structure Standing Bearing Apartment No.202 Having Covering A Built Up Area Of 44.412 Sq.Mtr And Super Built Up Area Of 82.503 Sq.Mtr On Second Floor Of A Building Known And Styled As "NARAYAN CHAMBERS" Along With 2.834% Undivided Share And Intrest In All That Piece And Parcel Of Land Bearing NIT Leasehold Plot No.51 In Section I Central Road Scheme Containing By Admesurments 8322.00 Sq.Ft (I.E.773.134 Sq.Mtr) Including All Other Bearing Corporation House No. 748 Ward No.33 Sheet No.170 City Survey No.217 Of Mouza Nagpur Within The Limits Of The NMC And NIT In Tahsil District Nagpur And Entire Property Is Bounded As Under</p> <p>East : Plot No.52, West : Road, North : Road, South : Road</p> <p>3) All That R.C.C Super Structure Standing Bearing Apartment No.203 Having Covering A Built Up Area Of 44.412 Sq.Mtr And Super Built Up Area Of 82.503 Sq.Mtr On Second Floor Of A Building Known And Styled As "NARAYAN CHAMBERS" Along With 2.834% Undivided Share And Intrest In All That Piece And Parcel Of Land Bearing NIT Leasehold Plot No.51 In Section I Central Road Scheme Containing By Admesurments 8322.00 Sq.Ft (I.E.773.134 Sq.Mtr) Including All Other Bearing Corporation House No. 748 Ward No.33 Sheet No.170 City Survey No.217 Of Mouza Nagpur Within The Limits Of The NMC And NIT In Tahsil District Nagpur And Entire Property Is Bounded As Under</p> <p>East : Plot No.52, West : Road, North : Road, South : Road</p> <p>Reserve Price Rs.43,31,700 /- Each Flat</p> <p>Earnest Money Deposit Of Rs.6,50,000/- Each Flat</p> <p>Last Date of Tender Submit,10/03/2026</p> <p>Tender Submit Time : Between 11:00 Am to 4:00 Pm</p> <p>Tender open Dt.11/03/2026 On 1:00 Pm</p> <p>Tender Submit & open Place The Yavatmal UrbanCo-Op Bank Ltd, Yavatmal Branch - Deonagar Nagpur ABC Plaza ,Devnagar Chowk, Khamala Road Nagpur Phone No. 0712 - 2242320</p>

Note : 1) Earnest money DD separately attached, after confirmation of DD Tender Form will be accept. For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, 2) If the buyer is liable for TDS of the sale price plus 1%, the buyer will have to pay it separately. The said TDS amount will have to be deposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount. Date: - 18/02/2026 Place :-Nagpur

SARFAESI ACT Yavatmal Urban Co Operative Bank Ltd Yavatmal Branch Deonagar Nagpur