



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

Regd. No. YML/BNK / 114) Head Office: Garden Road, Near L. I. C. Office, Yavatmal. Authorized Officer
Address: - Branch: Wani, Shrikrushna Bhavan Complex, Wani Taluka- Wani, District: Yavatmal. Phone No.07239- 225156

O. W. No. YUCBL / 2025-2026

DATE:-21/02/2026

APPENDIX – IV-(A) [See Proviso Rule 8(6)]

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (FIRST TIME)

Auction Sale Notice For Sale Of Immovable Assets Under The Securitization 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 Authorized 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 Out Standing Amount Due To The Bank Form Under Noted Respective Borrower(S) And Guarantor(S).

Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Description of the Immovable properties with name of the owner/ Mortgagor
<p>Branch- Bhadrawati. Account No. 170/72</p> <p>1) Sumit Traders Prop. Sumit Ramchandra Nanwani (Borrower & Mortgagor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>2) Shri. Shrinivas Rajayya Balgoniwar (CoBorrower & Mortgagor) At. Jain layout, Near Hanuman Mandir Wani, Ta. Wani Dist. Yavatmal</p> <p>3) Shri. Tulsidas Waghmal Nanwani (Dceased) (CoBorrower & Mortgagor)</p> <p>i) Shantabai Tulsidas Nanwani (Heritor), ii) Bharti Tulsidas Nanwani (Heritor) iii) Vikram Tulsidas Nanwani (Heritor), All of The Above At. Vasant Ganga Vihar, Wamanghat Road Wani Ta. Wani Dist. Yavatmal</p> <p>4) Shri. Sanjay Ramchandra Nanwani (CoBorrower & Mortgagor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>5) Shri. Yogesh Ramchandra Nanwani (CoBorrower & Mortgagor & Guarantor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>6) Shri. Vinod Premchand kucheriya (Guarantor) At. Tagor Chowk Wani, Ta. Wani, Dist. Yavatmal</p> <p>Date of Demand Notice 09/06/2023 Taking Possession date 03/01/2024, 04/01/2024 Outstanding As on Date. 31/01/2026- Principal Rs. 5,49,62,295/- + Interest Rs. 2,94,71,036/- Total Rs. 8,44,33,331/- (Rupees Eight Crore Forty Four Lakh Thirty Three Thousand Three Hundreded Thirty One Only) & Further Interest & All other Charges & Expenses.</p> <p>Branch- Bhadrawati. Account No. 172/186</p> <p>1) Sumit Traders Prop. Sumit Ramchandra Nanwani (Borrower & Mortgagor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>2) Shri. Shrinivas Rajayya Balgoniwar (CoBorrower & Mortgagor) At. Jain layout, Near Hanuman Mandir Wani, Ta. Wani Dist. Yavatmal</p> <p>3) Shri. Tulsidas Waghmal Nanwani (Dceased) (CoBorrower & Mortgagor)</p> <p>i) Shantabai Tulsidas Nanwani (Heritor), ii) Bharti Tulsidas Nanwani (Heritor), iii) Vikram Tulsidas Nanwani (Heritor)</p> <p>All of The Above At Vasant Ganga Vihar, Wamanghat Road Wani Ta. Wani Dist. Yavatmal</p> <p>4) Shri. Sanjay Ramchandra Nanwani (CoBorrower & Mortgagor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>5) Shri. Yogesh Ramchandra Nanwani (CoBorrower & Mortgagor & Guarantor) At. Damle Fail, Near Saksham English School Wani, Ta. Wani Dist. Yavatmal</p> <p>6) Shri. Vinod Premchand kucheriya (Guarantor) At. Tagor Chowk Wani, Ta. wani, Dist. Yavatmal</p> <p>Date of Demand Notice 09/06/2023 Taking Possession date 03/01/2024, 04/01/2024 Outstanding As on Date. 31/01/2026- Principal Rs. 1,99,83,657/- + Interest Rs. 1,01,37,001/- Total Rs. 3,01,20,658/- (Rupees Three Crore One Lakh Twenty Thousand Six Hundreded Fifty Eight Only) & Further Interest & All other Charges & Expenses.</p>	<p>1) Shri. Tulsidas Waghmal Nanwani (Dceased) (CoBorrower & Mortgagor) i) Shantabai Tulsidas Nanwani (Heritor) ii) Bharti Tulsidas Nanwani (Heritor) iii) Vikram Tulsidas Nanwani (Heritor) owner mortgaged immovable property of mauza Maregaon, Ta Maregaon Dist Yavatmal Gat No 287, Plot No.4 & 8 and having an area of plot 600.00 Sq.Mtr. building and therone and bounded as under-</p> <p>2) Shri. Tulsidas Waghmal Nanwani (Dceased) (CoBorrower & Mortgagor) i) Shantabai Tulsidas Nanwani (Heritor) ii) Bharti Tulsidas Nanwani (Heritor) iii) Vikram Tulsidas Nanwani (Heritor) owner mortgaged immovable property of mauza Wani, Ta Wani Dist Yavatmal Sheet No 8D, Plot No.57/31,32 and having an area of plot 1800.00 Sq.Mtr. building and therone and bounded as under-</p> <p>3) Shri. Sumit Ramchandra Nanwani (Borrower & Mortgagor) owner mortgaged immovable property of mauza Nimbala, Ta Wani Dist Yavatmal Gat No 71, Plot No.1 and having an area of plot 3619.73 Sq.Mtr. building and therone and bounded as under-</p> <p>4) Shri. Yogesh Ramchandra Nanwani (CoBorrower & Mortgagor & Guarantor) owner mortgaged immovable property of mauza Karanwadi, Ta Maregaon Dist Yavatmal Plot No.19, PH No.53, and having an area of plot 204.00 Sq.Mtr. building and therone and bounded as under-</p> <p>5) Shri. Yogesh Ramchandra Nanwani (CoBorrower & Mortgagor & Guarantor) owner mortgaged immovable property of mauza Karanwadi, Ta Maregaon Dist Yavatmal Gat No.103, Plot No.26, and having an area of plot 193.50 Sq.Mtr. building and therone and bounded as under-</p> <p>6) Shri. Sanjay Ramchandra Nanwani (CoBorrower & Mortgagor) owner mortgaged immovable property of mauza Nanda, Ta Korpana Dist Chandrapur Survey No.64/1/B, Plot No.64/1/B/C, and having an area of plot 636.50 Sq.Mtr. building and therone and bounded as under-</p> <p>7) Shri. Yogesh Ramchandra Nanwani (CoBorrower & Mortgagor & Guarantor) owner mortgaged immovable property of mauza Zari Jamani, Ta Zari Jamani, Dist Yavatmal Gat No.17/1/2, Plot No.2 to 7(6 Plots), Plot No.9 to 16(8 Plots), Plot No.20 to 40(21 Plots) and having an area of plot 6243.64 Sq.Mtr. building and therone and bounded as under-</p> <p>1) Plot no.4&8 - Reserve Price Rs.41,00,000/- (Rupees Forty One Lakh only) Earnest Money Deposit Rs.5,00,000/-</p> <p>2) Plot no.57/31,32 - Reserve Price Rs.1,26,25,000/- (Rupees One Crore Twenty Six Lakh Twenty Five Thousand only) Earnest Money Deposit Rs.10,00,000/-</p> <p>3) Plot no.01 - Reserve Price Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only) Earnest Money Deposit Rs.10,00,000/-</p> <p>4) Plot no.19 - Reserve Price Rs.21,50,000/- (Rupees Twenty One Lakh Fifty Thousand only) Earnest Money Deposit Rs.3,00,000/-</p> <p>5) Plot no.26 - Reserve Price Rs.20,50,000/- (Rupees Twenty Lakh Fifty Thousand only) Earnest Money Deposit Rs.3,00,000/-</p> <p>6) Plot no.64/1/B/C - Reserve Price Rs.82,00,000/- (Rupees Eighty Two Lakh Only) Earnest Money Deposit Rs.8,00,000/-</p> <p>7) Plot No.2 to 7(6 Plots), Plot No.9 to 16(8 Plots), Plot No.20 to 40(21 Plots) - Reserve Price Rs.2,65,00,000/- (Rupees Two Crore Sixty Five Lakh only) Earnest Money Deposit Rs.20,00,000/-</p> <p>Last Date of Tender Submit Dt.04/04/2026 Branch -Wani, Tender Open Date, Time- Date.06/04/2026 at 2:00 P.M. to 4:00 PM Tender Submit & Open Place Branch Wani. Note: there is a encumbrance on the malmatta No.1 mauza Maregaon, Ta Maregaon Dist Yavatmal Gat No 287, Plot No.4 & 8 and having an area of plot 600.00 Sq.Mtr. Of Yavatmal Mahila Bank.</p>

Terms & Conditions: - 1) The earnest money DD provided along with the tender form should be given separately. Please note that tender forms will be accepted only after it is confirmed that DD is attached. For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, Place: Wani, Shri Pankaj Marotrao Yewale; Authorized Officer The Yavatmal Urban Co-op. Bank Ltd, Yavatmal. Head Office, Yavatmal. (Secured Creditor) Mobile No. 8888618908. 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