

# 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 Address :- Branch: Wani, Shrikrushna Bhavan Complex.

Wani Tq.Wani Dist: Yavatmal Phone No.07239- 225156.

O.W.No.YUCBI/..... /2025-2026

DT:-13/03/2026

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

### SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (THIRD 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).

Sr. No	Branch name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice Taking symbolik Possession date	Outstanding As on Dt.30/11/2023 & 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
1	Branch Wani 170/411	Pooja Trading Company Prop. Shri. Sushilkumar Mohanlal Mutha (Borrower & Mortgagor) near Shri Ram Mandir Wani tq Wani Dist Yavatmal 2) Sau. Chanchal Sushilkumar Mutha (Co-Borrower & Mortgagor) At near Shri Ram Mandir Wani tq Wani Dist Yavatmal 3) Shri. Nitin Dattaji Wasekar & Megha Nitin Wasekar (Co-Borrower & Mortgagor) At Meghdut vishwa colony Wani, Wani tq Wani Dist Yavatmal 4) Shri. Manojkumar Mohanlal Mutha (Guarantor) At near Shri Ram Mandir Wani tq Wani Dist Yavatmal 5) Shri. Ajit Chankaran Munot (Guarantor) At Palika Market Wani, Wani tq Wani Dist Yavatmal	Date of Demand Notice 04/01/2022  Taking Possession date 16/07/2022	Principal Rs. 4,99,31,728/- (Rs. Four Crore Ninty Nine Lakh Thirty One Thousand Seven Hundred Twenty Eight only) + Intrest Rs. 4,29,31,838/- (Rs. Four Crore Twenty Nine Lakh Thirty One Thousand Eight Hundred Thirty Eight only) & Further Interest & All other Charges. & Expenses	Chanchal Sushilkumar Mutha Mouza Nandepera Road, Maniprabha towers. Wani Tq. Wani Dist. Yavatmal. Sheet No. 7-B, Property No. 418, 418-A, 418-B, Plot no. 01, Block Number :- B-4, B-9, B-10, B-17, B-21, G-126, G-143, G-139, G-119, G-120, G-149 Total Area 11040.96 Sq. Ft.  2) Shri. Sushilkumar Mohanlal Mutha Mouza Chikhhalgaon Tq. Wani Dist. Yavatmal Plot No. 47 to 51, Plot No. 53 to 55 & Plot No. 58, Survey No. 8/2 and Total Area 1350.00 Sq. Mtr.  3) Shri. Sushilkumar Mohanlal Mutha Mouza Maregaon Tq. Maregaon Dist. Yavatmal Survey No. 337/2A Plot No. 15 to 17, 20 to 29, 82 to 86, 96 to 104, 107 to 109 Total Areas 4287.63 Sq. Mtr.  4) Mortgaged Immovable Property Of Abahy Sushil Mutha Mauza Korpana Sarve No. 8/1 Plot No. 72, 84, 115, 116, 117, 118, 119, 120 Area 1195.94 Sq. mtr.  5) Mortgaged Immovable Property Of Maa Ashapura Ginning and pressing Director-1 Sushil Mohan Mutha Gat No 122 At Dhoptala Tu Korpana Industrial Area 2.76 Hr	Malmatta no. 1 Reserve Price Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakh only) Earnest Money Deposit Rs. 720000/- Malmatta no. 2 Reserve Price Rs. 19,61,010/- (Rupees Nineteen Lakh Sixty One Thousand Ten only) Earnest Money Deposit Rs. 100000/- Malmatta no. 3 Reserve Price Rs. 2,07,60,705/- (Rupees Two Crore Seven Lakh Sixty Thousand Seven Hundred Five only) Earnest Money Deposit Rs. 1038035/- Malmatta no. 4 Reserve Price Rs. 80,79,480/- (Rupees Eighty Lakh Seventy Nine Thousand Four Hundred Eighty only) Earnest Money Deposit Rs. 403974/- Malmatta no. 5 Reserve Price Rs. 2,23,70,252/- (Rupees Two Crore Twenty Three Lakh Seventy Thousand Two Hundred Fifty Two only) Earnest Money Deposit Rs. 11,18,513/-	Last Date of Tender Submit Dt. 09/04/2026 Head office Yavatmal
2	Branch Wani 170/403	1) Shri. Manojkumar Mohanlal Mutha (Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 2) Shri. Sushilkumar Mohanlal Mutha (Co-Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 3) Shri. Abhaykumar Sushilkumar Mutha (Co-Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 4) Shri. Sushilkumar Mohanlal Mutha (Guarantor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 5) Shri. Ajit Chankaran Munot (Guarantor) At Palika Market Wani, Wani tq Wani Dist Yavatmal	Date of Demand Notice 04/01/2022  Taking Possession date 19/11/2022	Principal Rs. 6,99,27,784/- (Rs. Six Crore Ninty nine Lakh Twenty Seven Thousand Seven Hundred Eighty Four only) + Intrest Rs. 5,89,41,668/- (Rs. Five Crore Eighty Nine Lakh Forty One Thousand Six Hundred Eighty Eight only) & Further Interest & All other Charges. & Expenses			
3	Branch Gadchander 170/30	Maa Ashapura Gining And Pressing Pvt. Ltd Director 1. Sushil Mohanlal Mutha Director 2. Abhay Sushilkumar Mutha Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal 2) Sau. Chanchal Sushilkumar Mutha (Co-Borrower) Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal 3) Shri Jay Nemichand Abad (Guarantor) c/o Abad Bhawan Tagor Chowk, wani tq Wani Dist Yavatmal 4) Shri Abahy Kumar Sushilkumar Mutha (Guarantor) Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal	Date of Demand Notice 30/07/2021  Taking Possession date 16/07/2022	Principal Rs. 5,43,65,335/- (Rs. Five Crore Forty Three Lakh Sixty Five Thousand Three Hundred Thirty Five only) + Intrest Rs. 8,33,76,672/- (Rs. Eight Crore Thirty Three Lakh Seventy Six Thousand Six Hundred Seventy Two only) & Further Interest & All other Charges. & Expenses			Tender Open Date, Time Dt. 10/04/2026 at 2:00 P.M to 4:00 P.M. Tender Submit & Open Place Branch - Wani

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 terms 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