



# The Bhandara Urban Co-Operative Bank Ltd., Bhandara

Head Office Gandhi Chowk, Bhandara - 441904

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## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES IS SEE PROVISION TO RULE 8 (6) OF SARFAESI ACT

Auction Sale Notice For Sale of Immovable Asset under The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with Provision 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) and the Guarantors (S) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession thereof is held by The Authorised Officer of The Bhandara Urban Co-Op Bank Ltd. Bhandara will be sold on "As is where is, As is what is and whatever there is". The details are as under:-

Name and Address of Borrower	Description of Secured Assets/ Mortgaged Property	Reserve Price/ Earnest Money/ Demand Notice and Possession Date	Total Outstanding Amount, Overdue Current Interest and other Charges, and Property inspection	Last Date & Time for submission of Tenders Form, Sale / Auction Date, Time & place
1. Bhmeshwar Chhabil Rahangdale Mahajan Nagar Gheonia Tah. Goregaon Dist. Gondia  BR - TUMSAR	Mortgaged Immovable Property Own by Borrower 1. Shri. Bhmeshwar Chhabil Rahangdale, Nominee 2. Shri. Rameshwar Chhabil Rahangdale, 3. Shri. Moreswar Chhabil Rahangdale, 4. Shri. Rajesh Chhabil Rahangdale 5. Sau. Lalita Shriram Parihar Mauza Goregaon, Tah. Goregaon Dist. Gondia. Bhup. No. 764/2, T.S. No. 8 Total Land Area 0.20 H.R. Out of Residential Construction Plot Area 1280.00 sq. Ft. (118.95 Sq. Mtr)	Reserve Price Rs. 25,20,000/- Earnest Money Rs. 2,52,000/-  13(2) Demand Notice Dt. 01.08.2018 Symbolic Possession Dt. 25.10.2018	1) House Loan: A/c. No. 81 Loan Outstanding Rs. 2,80,429/- (Plus Overdue Interest) Rs. 14,272/- 2) Salary Loan: A/c. No. 2639 Loan Outstanding Rs. 4,57,856/- (Plus Overdue Interest) Rs. 91,160/- 3) Personal Loan: A/c. No. 4 Loan Outstanding Rs. 3,64,407/- (Plus Overdue Interest) Rs. 19,873/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 07.03.2026 Time: 12.00 pm to 3.00 pm	Date - 09.03.2026 Time - 11.00 am to 12.00 pm Sale/ Auction Time - 12.30 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Branch-Goregaon
2. Shri. Yogeshwar Kashinath Chindhalore And Shri. Nageshwar Kashinath Chindhalore Al. Po. Palora (Jambhora) Tah. Mohadi Dist. Bhandara  BR - TUMSAR	Mortgaged Immovable Property Own by Shri. Yogeshwar Kashinath Chindhalore And Shri. Nageshwar Kashinath Chindhalore Mouza Palora Tah. Mohadi Dist. Bhandara P.H. No. 32, Survey No. 269, Sheet No. 07, Property No. 225, Plot Area 161.30 Sq. Mtr. (1735.59 Sq. Ft.) Built up Area of Ground Floor and first Floor is Both of Construction (G.F. 108.18 F.F. 102.32) Total Area 210.50 Sq. Mtr	Reserve Price Rs. 21,45,000/- Earnest Money Rs. 2,14,500/-  13(2) Demand Notice Dt. 30.05.2024 Symbolic Possession Dt. 15.10.2024	House Loan: A/c. No. 122 Loan Outstanding Rs. 17,96,472/- (Plus Overdue Interest) Rs. 21,686/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 23.03.2026 Time: 12.00 pm to 3.00 pm	Date - 24.03.2026 Time - 3.00 am to 3.30 pm Sale/ Auction Time - 4.00 pm  Place - Grampanchayat Karyalay Al. Palora (Jambhora) Tah. Mohadi Dist. Bhandara
3. Shri. Girishkumar Govindram Megharajani Al. Neharu Nagar, Tumsar Tah. Tumsar Dist. Bhandara  Branch- Tumsar	Mortgaged Immovable Property Own by Smt. Mayadevi Govindram Megharajani Mouza Tumsar Situated at. Neharu Nagar Tumsar Dist. Bhandara All that piece and parcel of Land alongwith House thereof bearing Sheet No. 43, City Survey No. 2220, Area 217.70 Sq. Mtr. Out Of Total Area 329.10 Sq. Mtr. Municipal Property House No. 1403000002	Reserve Price Rs. 17,00,000/- Earnest Money Rs. 1,70,000/-  Demand Notice Dt. 21.11.2023 Symbolic Possession Dt. 05.03.2024	Personal Loan A/c. no. 21 Loan Outstanding Rs. 3,04,306/- (Plus Overdue Interest) Rs. 69,185/- plus current interest from Dt. 01.02.2026 & Other Charges Receivable Inspection Property Date: 23.03.2026 Time: 12.00 pm to 3.00 pm	Date - 24.03.2026 Time - 12.00am to 12.30pm Sale/ Auction Time - 1.00 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Branch-Tumsar
4. M/s Sat Sitara Bar & Restaurant Prop. Shri. Arun Elaiyya Asangiri Al. Bazar Ward, Lakhani Tah. Lakhani, Dist. Bhandara  Branch- Lakhani	Mortgaged Immovable Property Own by Shri. Arun Elaiyya Asangiri, Al. Mouza Lakhani Dist. Bhandara P.H. No. 2, Grampanchayat Kasha Gat. No. 208/1/A/31, Plot No. 67, Area 139.35 Sq. Mtr. Record of Grampanchayat Gadegang, Malhatta No. 835 & RCC Column House Construction thereon Bearing Area 83.80 Sq. Mtr	Reserve Price Rs. 15,47,000/- Earnest Money Rs. 1,54,700/-  13(2) Demand Notice Dt. 17.01.2022 Symbolic Possession Dt. 12.04.2022	House Mortgage Limit Loan: A/c. No. 09, Loan Outstanding Rs. 10,82,196/- (Plus Overdue Interest) Rs. 7,06,899/- Plus Current Interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 9.03.2026 Time: 12.00 pm to 3.00 pm	Date - 10.03.2026 Time - 11.00 am to 12.00pm Sale/ Auction Time - 12.30 pm  Place - The Bhandara Urban Co-Op. Bank Ltd. Branch-Lakhani
5. M/s Sachin Jewellers Prop. Shri. Prakash Kewalram Chitvir Al. Kodurli Tah. Pauni Dist. Bhandara  Branch- Pauni	1) Mortgage Immovable property Guarantor Sau. Seema Prakash Chitvir Mouza Kodurli, Grampanchayat malmatta No. 429, Area 1156.00 Sq. Ft. And Construction thereon.	Reserve Price Rs. 5,60,000/- Earnest Money Rs. 56,000/-  Demand Notice Dt. 05.11.2022 Symbolic Possession Dt. 07.02.2023	Hypothecation Loan: A/c. No. 512 Loan Outstanding Rs. 2,96,134/- (Plus Overdue Interest) Rs. 24,830/- plus current interest from Dt. 01.02.2026 & Other Charges Receivable Inspection Property Date: 10.03.2026 Time: 10.00 pm to 12.00 pm	Date - 11.03.2026 Time - 11.00 am to 12.00pm Sale/Auction Time - 12.30 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Bhandara, BRANCH-PAUNI
6. M/s. Kunda Food & Borkut Pro. Sau. Kunda Dhananjay Tawade Al. Sangadi Tah. Sakoli Dist. Bhandara  Branch- Sakoli	1) Mortgage Immovable property own by Sau. Kunda Dhananjay Tawade Al. Mouza - Sangadi Tah. Sakoli, Dist. Bhandara. P.H. No. 24, Gat. No. 112 19 in Plot No. 17, 18, 22 & 23, Area 634.01 Sq. Mtr. (6.828 Sq. Ft.) 2) Mortgage Immovable property own by Sau. Kunda Dhananjay Tawade Al. Mouza - Sangadi Tah. Sakoli, Dist. Bhandara. Gat. No. 112/18, Plot No. 11, 19, 20, 21, Area 543.31 Sq. Mtr. (5.846 Sq. Ft.) Plot & Construction thereon	Reserve Price Rs. 16,47,000/- Earnest Money Rs. 1,64,700/-  Reserve Price Rs. 16,69,000/- Earnest Money Rs. 1,66,900/- Demand Notice Dt. 03.02.2022 Symbolic Possession Dt. 04.05.2022	Hypothecation Loan: A/c. No. 418 Loan Outstanding as Rs. 20,77,211/- (Plus Overdue Interest) Rs. 20,35,943/- plus current interest from Dt. 01.02.2026 & Other Charges Receivable Inspection Property Date: 3.03.2026 Time: 12.00 pm to 3.00 pm	Date - 10.03.2026 Time - 3.00 am to 4.00pm Sale/ Auction Time - 4.30 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Bhandara, BRANCH-SAKOLI
7. Shri. Yusuf Khan Yusuf Khan & Shri. Mudassar Yusuf Khan Near Madina Majid, Takiya Ward Bhandara, Tah. Dist. Bhandara  Branch- Town Br.	Mortgaged immovable property Own & Mortgagor Shri. Yusuf Khan Yusuf Khan Mortgage Property Mouza Ganeshpur Takiya Ward, Bhandara Land and Building on plot No. 39, New Gat No. 57/1/73, 57/2/1/8/2, P.H. No. 11, Old K.H. No. 11, Khate No. 3053, House No. 2778, 2778/1/2, Total Plot Area 1500.00 Sq. Ft. (139.40 Sq. Mtr) Sale deed bearing document No. 2632/2007 Dt. 18.08/2007	Reserve Price Rs. 33,40,000/- Earnest Money Rs. 3,34,000/-  13(2) Demand Notice Dt. 31.01.2025  Symbolic Possession Dt. 01.11.2025	1. House Mort. Limit Loan: A/c. No. 17, Loan O/S Rs. 15,49,559/- (Plus Overdue Interest) Rs. 5,04,572/- plus current interest from Dt. 01.02.2026 & Other Charges 2. Personal Loan: A/c. No. 180, Loan Outstanding as Rs. 4,87,784/- (Plus Overdue Interest) Rs. 1,76,587/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Dt. 20.03.2026 Time: 12.00 pm to 3.00 pm	Date - 23.03.2026 Time - 1.00 am to 2.00pm Sale/ Auction Time - 2.15 pm  Place - The Bhandara Urban Co-Op. Bank Ltd. Branch-Town Bhandara
8. Shri. Suresh Sadhuji Chauhan Al. Matatoli Gondia Tah. Dist. Gondia  Branch- Amgaon	Mortgaged immovable property Borrower & Mortgagor Shri. Suresh Sadhuji Chauhan Mouja, Amgaon (Khurd) Tah. Salekasa Dist. Gondia T.S. No. 11, Bhumapan No. 304/2, 246.00 Sq. Mtr. (2647.94 Sq. Ft.) House No. 888 and Construction Area 1660.00 Sq. Ft.	Reserve Price Rs. 10,96,260/- Earnest Money Rs. 1,09,626/-  13(2) Demand Notice Dt. 29.08.2017 Symbolic Possession Dt. 05.12.2017	House Loan: A/c. No. 17 Loan Outstanding as Rs. 10,09,003/- (Plus Overdue Interest) Rs. 6,43,793/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 03.03.2026 Time: 12.00 pm to 3.00 pm	Date - 9.03.2026 Time - 3.00 am to 3.30pm Sale/ Auction Time - 4.00 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Branch- Amgaon
9. Sau. Nahida Mohamad Nasir Ali Saiyyad Al. Indira Ward, Sawari Po. Jawaharnagar Tah. Dist. Bhandara  Branch- Thana (J.N.)	Mortgaged Immovable Property own by Sau. Nahida Nasir Ali Saiyyad Located Al. Mouza Sawari (Tha. Dist. Bhandara) Gat. No. 15/3/16, T.C. No. 03, Plot No. 28 Area 1400.00 Sq. Ft. And Plot No. 29 Area 1400.00 Sq. Ft.	Reserve Price Rs. 420,000/- Earnest Money Rs. 42,000/-  Demand Notice Dt. 08.08.2022 Symbolic Possession Dt. 19.10.2022	Personal Loan: A/c. No. 113, Loan Outstanding for as Rs. 2,46,279/- (Plus Overdue Interest) Rs. 2,01,324/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 10.03.2026 Time: 12.00 pm to 3.00 pm	Date - 11.03.2026 Time - 2.30 am to 3.00 pm Sale/ Auction Time - 3.30 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Branch- Thana (J.N.)
10. Shri. Ram Narayan Shende Near Ambedkar Ward, Behind Z.P. Highschool, Beta Tah. Dist. Bhandara  Branch- Mid Town	Mortgaged Immovable Property own by Shri. Ram Narayan Shende and Sau. Vandana Ram Shende, Mouza Hela Tah. Dist. Bhandara P.H. No. 12 (Old P.H. No. 10), Gat. No. 36/1/47, Plot No. 47, Area 1.33.00 R Sq. Mtr. (1646.28 Sq. Ft.) And Construction of Built-up area Ground floor 65.05 Sq. Mtr. & First Floor 72.30 Sq. Mtr. Thereon Vide Property No. 70	Reserve Price Rs. 36,22,000/- Earnest Money Rs. 3,62,200/-  Demand Notice Dt. 14.07.2025 Symbolic Possession Dt. 17.11.2025	House Loan - A/c. No. 115, Loan Outstanding as Rs. 20,32,984/- (Plus Overdue Interest) Rs. 1,53,928/- plus current interest from Dt. 01.02.2026 & Other Charges Receivable Inspection Property Date: 20.03.2026 Time: 12.00 pm to 3.00 pm	Date - 23.03.2026 Time - 3.00 am to 4.00pm Sale/ Auction Time - 4.00 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Branch- Mid Town Bhandara
11. Shri. Satish Mahadeoran Kolhe Anusaya Apartment Near Bahare Sabhagruh Wanadongari Panchavati Park, Hingana, Nagpur  Branch- Dharmapeth Nagpur	Mortgaged Immovable Property Own by Shri. Satish Mahadeoran Kolhe All Piece of land & House Malmatta No 102, Nazul Sheet No. 37, Plot No 274, Gat. No. 37/274 Area 38.50 Builtup Area 27.87 Sq. Mtr. Patel Pura Ward, Bhandara (Ground & 1 <sup>st</sup> Floor)	Reserve Price Rs. 8,35,000/- Earnest Money Rs. 83,500/- Demand Notice Dt. 21.11.2023  Symbolic Possession Dt. 05.03.2024	Personal Loan: A/c. No. 93 Loan Outstanding for as Rs. 2,18,928/- (Plus Overdue Interest) Rs. 29,816/- plus current interest from Dt. 01.02.2026 & Other Charges Inspection Property Date: 12.03.2026 Time: 12.00 to 3.00 pm	Date - 13.03.2026 Time - 11.00 am to 12.00 pm Sale/ Auction Time - 12.30 pm  Place - The Bhandara Urban Co Operative Bank Ltd. Head Office Bhandara

**Terms & Conditions** - 1) The Sale/Auction of the above properties are "As is where is, As is what is and whatever there is" 2) The details Terms & Conditions of the sale will be read at the time & place of the sale. 3) Before submitting the tenders the lender should satisfy themselves from the undersigned about the rights, title interest & dues payable by them in respect of the property in question and later on objection of any kind shall be entertained in this regard. 4) Tender forms are available at office of The Bhandara Urban Co - Op Bank Ltd. Bhandara. Auction Branch place Tender alongwith KYC documents should reach at The Bhandara Urban Co-Op Bank Ltd. Bhandara, On or before - by - P.M. with 10% earnest money by way of Cash at "Pradhikari Adhikari The Bhandara Urban Co - Op Bank Ltd Bhandara." 5) No offers/Bids/Tenders below reserve price shall be entertained. 6) Interested parties may send/submit their tender for purchasing the said property in a sealed envelope subscribed as "Tender for purchase of property Shri. \_\_\_\_\_ along with earnest money deposit (EMD) which is refundable, if the offer is not successful. 7) Applicable stamp duty/additional stamp duty/transfer and registration charges, fees, etc. have to be borne by the buyer only. 8) All statutory / non statutory dues, taxes, GST, rates assessments, charge fee, claims etc. owing to anybody will be responsibility of the buyer only. 9) The Tenderers price is lesser than reserve price. The Tenderers may be given an opportunity to enhance their offer amount, after opening the tenders, Bid incremental value. 10) The successful purchaser shall deposit 25% of the offer amount (including EMD before Bid) immediately Same day after sale/Auction by Cash favoring The Bhandara Urban Co-Op Bank Ltd. Bhandara. If the successful purchaser fails to pay 25% amount within the time prescribed herein above. The EMD shall be forfeited without giving any Notice. 11) After deposit of 25% 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 properties shall be resold. 12) Sale Certificate will be issue in the name of any successful Bidder/purchaser not any other name. 13) The Authorized Officer has absolute right to accept or reject any or all offer (s) or Adjoin/postpone/cancel the auction without assigning any reason therefor. 14) All Term and Conditions of SARFAESI Act-2002 & Rules there under shall be Applicable. This Sale Notice is issued under Rule 8 (6). 15) This notice is also published on official website of bank.