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/ /2026-2027 **DATE: 26/10/2026**

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

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES

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) nd 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	Date of Demand Notice Taking symbolic Possession date	Outstanding As on Dt.30/09/2026 &Further Interest and expences	Description of the Immovable properties with name of the owner/ Mortgager	Reserve Price,Earnest Money Deposit
Branch- Wani. Account No. 170/439 (sale foruth time) 1) Shri.Gajanan Agencies Prop.Mulchand Bhomraj Joshi (Borrower & Mortgagor) R/o Near Jaitai Mandir,Tilak Nagar Wani,Tq.Wani Dist Yavatmal. 2) Shri.Nagareddi Bapurao Bodkurwar (Guarantor) Nandepera Road, Near Nagar Parishad School No 5, Wani Tq.Wani Dist Yavatmal 3) Shri.Nitin Sharadrao Sarmukaddam (Guarantor) R/o Nilkanth Malati partment Near Jain Sthanak Wani,Tq.Wani Dist Yavatmal	Date of Demand Notice 13/09/2023 Taking Possession date 18/12/2023	Principal Rs. 24,76,396/- + Interest Rs. 13,63,595/- Total Rs. 38,39,991/- (Rupees Thirty Eight Lakh Thirty Nine Thousand Nine Hundred Ninety One Only) & Further Interest & All other Charges & Expenses.	Shri.Mulchand Bhomchand Joshi owner of mortgagged immovable proprty mauza Mardi Tq Maregaon dist Yavatmal Gat no.42, plot no.5,6,7,8,9 and having an area of plot 1222.32 sq.mtr.with building and sturcture therone bounded as under:- **Plot no.5** East- Plot no.10 West- Layout road North- Plot no.06 South- 12 mtr Service road **Plot no. 6 to 9** East- Layout road West- Layout road North- Layout boundry South- Plot No.5 & Plot No.10	1) **Plot no.05** Reserve Price **Rs.21,65,000/-** Earnest Money Deposit Rs.2,10,000/- 2) **Plot no.06** - Reserve Price **Rs.5,25,000/-** Earnest Money Deposit Rs.50,000/- 3) **Plot no.07** - Reserve Price **Rs.4,85,000/-** Earnest Money Deposit Rs.45,000/- 4) **Plot no.08** - Reserve Price **Rs.6,25,000/-** Earnest Money Deposit Rs.60,000/- 5) **Plot no.09** - Reserve Price **Rs.5,25,000/-** Earnest Money Deposit Rs.50,000/-
Branch- Wani. Account No. 172/919 (sale fourth time) 1)**Shri Gajanan Agencies Prop.Mulchand Bhomraj Joshi** (Borrower & Mortgagor) R/o Near Jaitai Mandir,Tilak Nagar Wani,Tq.Wani Dist Yavatmal. 2) **Sau.Gayatri Mulchand Joshi** (CoBorrower & Mortgagor) R/o Near Jaitai Mandir Tilak Nagar Wani Tq.Wani Dist Yavatmal 3) **Shri.Tukaram Vitthal Gayakwad** (Guarantor) R/o Near Jaitai Mandir Tilak Nagar Wani Tq.Wani Dist Yavatmal 4) **Shri.Nitin Sharadrao Sarmukaddam** (Guarantor) R/o Nilkanth Malati Apartment Near Jain Sthanak ,Wani Tq.Wani Dist Yavatmal	Date of Demand Notice 13/09/2023 Taking Possession date 18/12/2023	Principal Rs. 3,17,046/- + Interest Rs. 1,77,409/- Total Rs. 4,94,455/- (Rupees Four Lakh Ninety Four Thousand Four Hundred Fifty Five Only) & Further Interest & All other Charges & Expenses		
Branch- Wani. Account No. 180/1536.**(sale third time)** 1) Shri.Sumit Ramchandra Nanwani (Borrower & Mortgagor) At.Vasant Ganga Vihar, Wamanghat Road Wani,Tq.Wani, Dist.Yavatmal 2) Shri.Amol Bapurao Gayakwad (Guarantor) At.Near N.P School No.05,Nandepera Road Wani,Tq Wani, Dist Yavatmal 3) Shri.Shriniwas Rajayya Balgoniwar (Guarantor) At.Near Hanuman mandir,Jain Leyout Wani, Tq Wani, Dist Yavatmal	Date of Demand Notice 10/06/2024 Taking Possession date 26/05/2026,	Principal Rs. 15,30,701/- + Interest Rs. 4,16,153/- Total Rs. 19,46,854/- (Rupees Nineteen Lakh Forty Six Thousand Eight hundered Fifty Four Only) & Further Interest & All other Charges & Expenses.	Mortgage immovable property of Shri Sumit Ramchandra Nanwani consisting of mauza Chikhalgaon, Tq.Wani & dist.Yavatmal, Survey No. 42/1, Plot No.46 and having an total area of plot 227.65 sq.mtr.building and therone and bounded as under:- East - Leyout Road. West - Road. North – House Of Shri.Bobade. South – House Of Shri.Lalwani.	Plot no.46 - Reserve Price Rs.23,15,000/- Earnest Money Deposit Rs.2,50,000/-
Branch Wani ac.no.172/971 **(sale fouth time)** 1) Shri.Saurabh Vijeshkumar Mutha (Borrower & Mortgagor) Near Ram Mandir, Khati chowk Wani Tq Wani Dist Yavatmal 2) Shri Sushilkumar Mohanlal Mutha (Co- Borrower & Mortgagor) Near Ram Mandir, Khati chowk Wani Tq Wani Dist Yavatmal 3) Shri Abahy Sushilkumar Mutha (Guarantor) Near Ram Mandir, Khati chowk Wani Tq Wani Dist Yavatmal 4) Shri.Kishor Madhavrao Thengane (Guarantor) Deshmukwadi, Wani Tq Wani Dist Yavatmal	Date of Demand Notice 24/07/2023 Taking symbolic Possession date 04/11/2023 Taking Possession date 17/02/2024	Principal Rs.18,06,764/- + Intrest Rs.19,15,311/- (Rs.Nineteen Lakh Fifteen Thousand Three Hundred Eleven only) & Further Interest & All other Charges. & Expences	Mortgaged immovable property of Shri Sushilkumar Mohanlal Mutha owner of mortgagged immovable proprty mauza Shrikrsuhna Bhawan Sane Guruji Chowk Wani Tq.Wani dist Yavatmal Sheet no.19A, plot no.143,1st floor, Block no.33 area 10.85sq.mt (116.42sq.ft.) and Block no.41 n area 7.975sq.mtr.(85.81sq.Ft.) with building and sturcture therone bounded as under-Common boundry- East- Passage West- Block no.32&42, North- Passage South- Passage	Reserve Price Rs.24,31,000/- (Rupees Twenty Four Lakh Thirty One Thousand only) Earnest Money Deposit Rs. 125000/-

Last Date of Tender Submit-16-11-2026 Tender Open date -17-11-2026 at 12:00 P.M to 2 P.M Tender Open Place: Shrikrushna Bhavan Complex, Wani Tq.Wani Dist: Yavatmal. Branch Wani

The interested Party may submit their tenders on or before Dt. 16/11/2026 Time up to 11.00 a.m. to 5.00 p.m. during the hours in Sealed envelope addressed to "The Authorized Officer of The Yavatmal Urban Co-op. Bank Ltd, Yavatmal, Shrikrushna Bhavan Complex, Wani Tq.Wani Dist: Yavatmal. Branch Wani ." along with earnest money deposit. by way of Demand Draft or Pay Order. The tender will opened on their respective times.

Tip 1:Successful Bidder will have to pay 1%TDS (Proportionate to the successful bid amount excluding successful tender amount) and this amount will be deposited in the PAN of property owner .The said amount will not be refunded under any circumstances.

Tip 2:The Authorised Officer reserves the right to postpone or cancellation of the said sale notice.Terms & Conditions:- Earnest money DD will be 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 Authorised 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.