



# 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.YUCBL/ /2025-2026

DT:-11/03/2026

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

### SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES(SECOND TIME)

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 road 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 out standing amount due to the Bank form under noted respective Borrower(s) and Guarantor(s),

S r No	Branch name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice/Out standing, Symbolic Possession date	Outstanding As on Dt.28/02/2026 &Further Interest and expences	Description of the Immovable properties with name of the owner/ Mortgager	Reserve price of property, Earnest Money Deposit, Last Date of Tender Submit Place & Time, Tender Open Date - Time, Tender Submit & Open Place
1	Branch: Gadchandur Loan A/c No. 170/40	1) Hotel Paradise And Bear Bar Partner 1.Sau Anita Shrinivas Balgoniwar at.Jain Layout Near Hanuman Mandir Wani tq Wani dist Yavatmal, (2) Partner 2.Shri Tulsidas Wadhupal,Nanwani (Deceased) 1.Shantabai Tulsidas Nanwani (Heritor) 2.Bharati Tulsidas Nanwani (Heritor) 3.Vikram Tulsidas Nanwani (Heritor) All above at.Vasant Ganga Vihar, Waman Ghat Road, Wani Tq. Wani Dist. Yavatmal 3) Shri Vikram Tulsidas Nanwani (Co-Borrower & Mortgagor) Vasant Ganga Vihar, WamanGhat Rosd, Wani Tq. Wani Dist. Yavatmal 4)Shri. Sumit Ramchandra Nanwani (Co-Borrower & Mortgagor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal 5) Sau. Alka Khushal Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk. Chikhalgaon, Tq. Wani Dist. Yavatmal 6)Shri. Khushal Anandrao Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk, Chikhalgaon, Tq. Wani Dist. Yavatmal 7)Shri. Raju Rajayya Balgoniwar (Co-Borrower & Mortgagor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal 8)Shri. Yogesh Ramchandra Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani, Tq. Wani Dist. Yavatmal. 9)Shri. Shrinivas Rajayya Balgoniwar (Guarantor) Jain Layout Near Hanuman Mandir Wani Tq Wani Dist Yavatmal	Demand Notice Dt. 15/01/2022  Symbolic Possession date 01/07/2023	Principal Rs.6,25,89,664/- (Inwords Rupees Six Crore Twenty Five Lakh Eighty Nine Thousand Six Hundred Sixty Four only) + Interest.Rs.3,56,23,104/- (Inwords Rupees Three Crore Fifty Six Lakh Twenty Three Thousand One Hundred Four only) Plus future Interest and expences from 1/03/2026	1)Mortgaged Immoable Property Of Vikram Tulsidas Nanwani 1.Mauza Butibori Plot No.B-66, Area 10760.00 Sq. Ft. Butibori Industrial Area Mauza Umari tq. Hingna Dist. Nagpur and bounded as under- East-Plot No. B65, West- B67, North- Plot No. B21, B22, B23 South- 25mtr Road 2.Mortgaged Immoable Property Of Vikram Tulsidas Nanwani Mauza Ganeshpur Wani Tq. Wani Dist. Yavatmal Pruthavi Usha Apartment Sarve No 89, Plot No 370 & 371 area of Plot 1055.70 Sq. Mtr. Madhil 22 flat Area 1417.014 Sq. Mtr. Flat No. 102, 103, 104, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308 Commercial Shop No. S1, S2, S3, S4, S5, S6, S7, S9, S10, S11, S12, S13, S14, S15, S16 Area 225.220 Sq. Mtr. and bounded as under- East-Vacant Resi Plot No. 388, 387, 386, West- 12 Mtr. wide service Road, North- 9 Mtr. wide service Road, South- Sai amrut water filter plant 3) Vickram Tulsidas Nanwanani owner mortgaged immovble property of mauza Ranganipura Wani Tq. Wani Dist. Yavatmal Sheet No. 10D, Plot No. 171, And having an area of Plot 302.21 Sq. Mtr. (3252.00 Sq. Ft.) with building and Sturture therone, bounded as under- East- House of Shri Lamge, West- House of shri Agbattiwar, North- House of Shri Dhakate, South- Govt Road	<b>Property no.1</b> Reserve Price Rs.85,00,000/- (Rupees Eighty Five Lakh only) Earnest Money Deposit Rs.4,25,000/-  <b>Property no.2</b> Reserve Price Rs. 5,00,63,125/- (Rupees Five Crore Sixty Three Thousand One Hundred Twenty Five only) Earnest Money Deposit Rs.25,50,000/-  <b>Property no.3</b> Reserve Price Rs. 28,46,000/- (Rupees Twenty Eight Lakh Fourty Six Thousand only) Earnest Money Deposit Rs.1,50,000/-  Last Date of Tender Submit Dt.07/04/2026 Branch Wani  Tender Open Date, Time Dt.08/04/2026 at 12:00 P.M to 2.00 Tender Submit & Open Branch Wani
2	Branch: Wani Loan A/c No 170/436	1) Varlaxmi Traeders Prop. Vickram Tulsidas Nanwani (Borrower & Mortgagor) c/o Sambha Wagmare, Vasant Vihar Wamanghat road Wani Tq. wani Dist. Yavatmal 2)Shri. Shyam Dipchand Nanwani (Guarantor) Gurunanak Nagar Sindhi Colony Wani Tq. Wani Dist. Yavatmal 3)Shri. Sumit Ramchandr Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal	Demand Notice Dt. 31/07/2023  Symbolic Possession date 27/12/2023	Principal Rs.7,02,20,100/- (Inwords Rupees Seven Crore Two Lakh Twenty Thousand One Hundred only) + Interest. Rs. 3,05,86,008/- (Inwords Rupees Three Crore Five Lakh Eighty Six Thousand Eight only) Plus future Interest and expences from 1/03/2026		

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  
Place : Wani