



The Malkapur Urban Co-Op, Bank Ltd., Malkapur
H.O.: "DHANSHREE", MALKAPUR, Dist. Buldana
(Under Liquidation)

AUCTION SALE NOTICE

AUCTION SALE NOTICE (SECOND TIME)
(See provision to Rule 8(6) of SARFAESI Act)

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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and particular to the Borrower, Mortgagor and Guarantors that the below described immovable property mortgaged to the secured creditor, the physical possession of which has been taken by the Authorized Officer of the Malkapur Urban Co-op Bank Ltd Malkapur, will be sold by invites bids/offers in sealed envelopes (Accompanied with EMD) for realization of debts of Rs. 32,01,043/- (Rs. Thirty Two Lakh One Thousand Forty Three Only) as on 31/03/2025 plus interest, cost, charges, onward due to the Bank for recovery of Loan account of borrower 1] Mr. Vaibhav Dhanraj Bhojar Prop of M/s Vaibhav Dhanraj Bhojar Add: Pande Layout, Konkawadi, Murtijapur, Dist. Akola 444107 (Pricipal Borrower Mortgagor) 2] Mr. Lakade Subhash Trambakrao Res. of At Jamthi Khurd, Post. Dhanaj, Tq. Murtijapur, Dist. Akola 444107 (Guarantor), 3] Mr. Shaikh Rauf Shaikh Hamid Res. of At Dhotra Shinde, Post. Knazora, Tq. Murtijapur, Dist Akola (Guarantor) upon the following terms and conditions.

Conditions of Sale:

(a) The offers alongwith EMD shall be submitted in sealed envelop addressee to Authorised Officer, The Malkapur Urban Co-op Bank Ltd., (b) No offers below reserve price and /or without EMD shall be entertained (c) Demand Draft/Pay order towards the earnest money deposit (EMD) as maintained in schedule-1 shall be deposited with the Authorised Officer to participate in the sale. The Demand Draft/Pay order shall be drawn in favour of Authorised Officer, The Malkapur Urban Co-op Bank Ltd. (Cheques will not be accepted for (EMD). (d) The amount by which the biddings are to be increased shall be Rs. 10,000/- each lot, in the event of any dispute arising as to the amount of bid , or as to the bidder the , final decision will be mandatory of the Authorities Officer. (e) The person declared to be the highest bidder, shall pay forthwith upon such declaration a deposit of 25% (Twenty Five Percentage) of sale price, less EMD deposited, and remaining amount shall be paid within 15 days from the date of sale. (f) On issuance of Sale Certificate by the Bank, sale shall become absolute no claims shall be entertained by the Bank. (g) Sale is being held on AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE basis and the bank is not responsible for title, condition or any other fact affecting the property. (h) It shall be discretion of the Authorised Officer to cancel the sale without assigning any reason and such cancellation shall not be called in question by the bidders, in that, case bank will return the bids submitted and bank would not entertain any claim or representation in that regard from the bidders, (i) The bank reserve its rights to accept, reject any or all bids at any stage and very, modify and waive any condition of sale in its absolute discretion, (j) possession of the property will handed over to the purchaser only after confirmation of sale, (k) Applicable Government Taxes such as stamp duty, TDS are not included in sale consideration, it shall be pay separately by successful bidders.

Sale of Schedule -1, properties shall be sold by the Authorised officer of the bank by way of public Auction as per details set out hereunder.

Date of Inspection: Any Working days Between 11.00 A.M. to 4.00 P.M. (with prior intimation)
Last date & Time for Submission of Offers: 26-09-2025, before 5.00 P.M.
Place for Offer Submission: 1) The Malkapur Urban Co-op Bank Ltd. HO: "Dharshree" Malkapur, Dist. Buldana OR Branch Office Murtijapur
Date of Auction : Tuesday 29-09-2025 Time of Auction 11.00 A.M.
Place of Auction : The Malkapur Urban Co-op Bank Ltd. At Murtijapur Branch Plot 3/2 , Opp Sant Gadge Vidyalaya, Main Road, Murtijapur, Dist. Akola.

SCHEDULE - 1

Sr. No.	Description of Properties	Reserve Price	(EMD)
1)	That all part parcel and piece of the Property bearing Layout Plot No. 53-A admeasuring 146 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No. 14-B. West :- Layout Road. North :- Layout Plot No. 53-B. South :- Layout Road.	3,77,170/-	37,717/-
2)	That all part parcel and piece of the Property bearing Layout Plot No. 84-A admeasuring 106 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No. 85-A. West :- Layout Plot No. 83-B. North :- Layout Road South :- Agricultural Land.	2,73,735/-	27,373/-
3)	That all part parcel and piece of the Property bearing Layout Plot No. 84-B admeasuring 106 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No. 85-A. West :- Layout Plot No. 83-B. North :- Layout Road. South :- Agricultural Land.	2,73,735/-	27,373/-
4)	That all part parcel and piece of the Property bearing Layout Plot No. 91-B admeasuring 122 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No. 92-A. West :- Layout Plot No. 91-A. North :- Agricultural Land South :- Layout Road.	3,15,053/-	31,505/-
5)	That all part parcel and piece of the Property bearing Layout plot No. 94-A admeasuring 176 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No. 94-B West :- Road. North :- Open Space. South :- Layout Road.	4,54,503/-	45,450/-
6)	That all part parcel and piece of the Property bearing Layout Plot No. 147-A admeasuring 109 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No.131-A, B. West :- Layout Road. South :- Layout Plot.No. 146-B. North :- Road.	2,81,482/-	28,148/-
7)	That all part parcel and piece of the Property bearing Layout Plot No. 147-B admeasuring 109 Sq. Mtr. out of Gut No.161/1, 162/2, 163/3 situated at Mouje Hatgaon, Tq. Murtijapur Dist.- Akola, and bounded as under: East :- Layout Plot No.131-A, B. West :- Layout Road. South :- Layout Plot.No. 146-B. North :- Road.	2,81,482/-	28,148/-

Details of Encumbrances as known to the bank Nil

Claim if any put forward to the property and any other known particulars bearing on its nature and value Nil

Said Auction Sale Notice also Available on Bank Website 'www.malkapururbanbank.com'

Date : 28/08/2025
Place : Murtijapur, Malkapur

Sd/-
Authorised Officer
The Malkapur Urban Co-op Bank Ltd
Malkapur
(Under Liquidation)

For Details Contact
Mr. Sanjay Gawall - 7722096592
Mr. Rajendra Jadhav - 9422706154