



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

**AUCTION SALE
NOTICE**

AUCTION SALE NOTICE (4th 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 31/01/2025 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, Konkanwadi, Murtijapur, Dist. Akola 444107 (Principal 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. Khazora, Tq. Murtijapur, Dist. Akola (Guarantor) upon the following terms and conditions

Conditions of Sale: (a) The offers alongwith EMD shall be submitted in sealed envelope addressee to Authorized 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 mentioned in schedule 1 shall be deposited with the Authorized Officer to participate in the sale. At least two bids per property required to initiate the auction process. The Demand Draft/Pay order shall be drawn in favour of 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 Authorized 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. In default of payment within stipulated period, the deposit shall be forfeited and the property shall be resell. (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) Bank will accept separate offer for individual property and will also conduct auction for each property. In spite of bank will accept lump sum offer for entire properties. (i) It shall be discretion of the Authorized 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. (j) 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. (k) possession of the property will handed over to the purchaser only after confirmation of sale. (l) Applicable stamp duty shall be borne by the successful bidder & TDS challan shall be submit before issuing sale certificate to the Bank.

Sale of Schedule -1, properties shall be sold by the Authorized 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: Monday, 12-10-2026, before 5.00 P.M.
Place for Offer Submission: 1) The Malkapur Urban Co-op Bank Ltd. HO: "Dhanshree" Malkapur, Dist. Buldana OR Branch Office Akola
Date of Auction: Tuesday, 13-10-2026 Time of Auction 03.00 P.M.
Place of Auction: The Malkapur Urban Co-op Bank Ltd. At Akola Branch Nakshatra Sankul, Umari Road, Jathar Peth, 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 :- 9 Mtr. Wide Road. North :- Layout Plot No. 53-B. South :- 12 Mtr. Wide Road.	3,27,040/-	32,704/-
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 :- 9 Mtr. Wide Road. South :- Open Land.	2,44,160/-	24,416/-
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 :- 9 Mtr. Wide Road. South :- Open Land.	2,44,160/-	24,416/-
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 :- Open Land. South :- 9 Mtr. Wide Road.	2,73,280/-	27,328/-
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 :- 9 Mtr. Wide Road.	3,94,240/-	39,424/-
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 :- 9 Mtr. Wide Road. South :- Layout Plot No. 146-B. North :- Road.	2,44,160/-	24,416/-
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 :- 9 Mtr. Wide Road. South :- Layout Plot No. 146-B. North :- Road.	2,44,160/-	24,416/-
Total		19,71,200/-	

Details of Encumbrances as known to the bank	Nill
Claim if any put forward to the property and any other known particulars bearing on its nature and value	Nill
Said Auction Sale Notice also Available on Bank Website 'www.malkapururbanbank.com'	

Date: 04/09/2026
Place: Akola

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

sd/-
Authorized Officer
The Malkapur Urban Co-op Bank Ltd
Malkapur
(Under Liquidation)

