



THE YAVATMAL URBAN CO-OP. BANK LTD., YAVATMAL

(Regd. No.YML/ BNK / 114) Head Office: Garden Road, Near L.I.C.Office, YavatmaL.

Division pusad branch Umarched Tq. Umarched

O.W.No.YUCBL/..... 2025-2026

DT:-28/08/2025

APPENDIX - IV-(A) [See Proviso Rule 6(2) & 8(6)] SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (3rd TIME)

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) and 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 outstanding amount due to the Bank form under noted respective Borrower(s) and Guarantor(s) , Branch Nanded Ae. No. 173/11

Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice / Outstanding Taking Possession date	Outstanding As on Dt28/08/2025 Principal & Further Interest and expenses	Reserve price of property & Earnest Money Deposit
Ganraj Agro Agency,pro.Santosh Datta Uttalwad (Borrower & Mortgagor) Add :- Pandurang Nagar, Near Hingoli Naka,Nanded, Po. Tq.Dist.Nanded Co-Borrower :- Shri.Abhijit Padmakar Deshmukh New Montha,AI.PO.Tq.Dist.Nanded Guarantor :- 1)Shri.Amritpal Jashirsing Tiwana (Guarantor) Shaid Pura,Gurudwara Road,Nanded Po.Tq.Dist.Nanded. 2)Shri.Agyapalsing Jashirsing Tiwana (Guarantor) Shaid Pura,Gurudwara Road,Nanded Po.Tq.Dist.Nanded.	Demand Notice Dt. 06/01/2022 Principal - Rs. 20,00,000/- + Interest Rs.4,79,392.41/- Plus Further Interest & Charges Physical Possession Date 17/05/2023	Principal - Rs. 21,12,790/- + Interest - Rs. 15,51,210/- Total :- Rs. 36,64,000/- Plus Further Interest & Charges	Property 1) Reserve Price Rs 22,77,000/- Property Earnest Money D.D. Of Property Rs.1,15,000/- Property 2) Reserve Price Rs 16,89,000/- Property Earnest Money D.D. Of Property Rs.85,000/- Last Date of Tender Submit to Our Nanded Branch Dt. 29/09/2025 Time Up to 5.00 Pm Tender open Dt .30/09/2025 On 02:00 Pm Branch - Nanded

Description of the Immovable properties with name of the owner/ Mortgagor

- 1) Shri. Abhijit Padmakar Deshmukh (Co - Borrower & Mortgagor) Mouze Tuppa, Tq. Dist Nanded Gut No 407, As Per Namuna 8, Plot No.65,66,67, Area 353.00 Sq.Mtrs.(3798.28 Sq.Ft) Open Plot, Bounded As Under (As per Registry) :- EAST:- Other Gut Farm, WEST:- 26 ft Wide Internal Road, NORTH:- Open Space, SOUTH:- Plot No.64 2) 1) Shri. Abhijit Padmakar Deshmukh (Co - Borrower & Mortgagor) Mouze Tuppa, Tq. Dist Nanded Gut No 407, As Per Namuna 8, Plot No.68 & 69, Area .262.00 Sq.Mtrs.(2816.50 Sq.Ft) Open Plot, Bounded As Under (As per Registry) :- EAST:- 26 ft Wide Internal Road, WEST:- Plot No.76 & 77, NORTH:- Open Space, SOUTH:- Plot No.70

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 Authorized Officer of the Bank, (VINOD MADHAVRAO SHRIRAME) Authorised Officer The Yavatmal Urban Co-op. Bank Ltd Branch UMARKHED (Secured Creditor) M.No9175409050