



# The Yavatmal Urban Co-Operative Bank Limited

Having Branch At Dev Nagar, Nagpur.

## Public Auction of Immovable Property (2ND TIME )

The defaulters mentioned below have failed to repay the amounts due against their names despite repeated demand notices, intimations, and summons issued by the Bank. Therefore, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1961, and even after the issuance of notice for the sale of the mortgaged immovable property, the defaulters have not cleared their dues to date. Accordingly, the immovable properties listed against the names of the defaulters will be sold through public auction at the place and time specified below, on an "As Is Where Is" and "As Is What Is" basis. Interested purchasers are requested to remain present at the auction venue at the scheduled time.

Name And Address Of Defaulter And Mortgagor And A/C No.	Outstanding Loan Amount	Place Of Auction, Date & Time Of Auction	Description Of Immovable Property (Boundaries)	Upset Price	Sale Price
Branch Devnagar Nagpur A/c No. 172/198 1) Shri.Sheikh Ahmed Kader (Borrower), R/o House No. 95 Line No. 3 K.T. Nagar N.I.T. Garden Near Katol Road, Nagpur 2)Kishwar Ahmed Kader (Co-Borrower andMortgagee) R/o Residential House No. 95 Line No. 3 K.T. Nagar N.I.T. Garden Near Katol Road, Nagpur 3) Nurnisa Ahmed Begum (Guarantor), R/o Residential House No. 95 Line No. 3 K.T. Nagar N.I.T. Garden Near Katol Road, Nagpur	As per Recovery Certificate No. 14/2020 dated 19/03/2020, amount Rs. 16,94,451/- and further interest on Principal Amount 13% P. A. from 31/12/2019 till realization along with costs.	At Yavatmal Urban Co-op Bank Ltd., Yavatmal, ABC Opel Plaza, Devnagar Chowk, Khamla Road, Nagpur Date 20/07/2026 at 1:00 Pm.	Immovable property of Kishwar kadar sheikh ahemad kadar All That piece and parcel of agriculture land bearing survey no 39 admeasuring 0.09 HR aakar Rs. 0.20 occupancy class I PH No37 Situated At Kavdak Tah.Ramtek Dist Nagpur Within the limit of Grampanchayat Soneghat At Kavdak Tah.Ramtek Dist Nagpur bounded as under on the East -Government Pandhan on the West -Survey No 38, on the North -Survey No 38, on the South-Survey No 40 &41	Rs.11,62,000/-	(Rupees Eleven Lakh Sixty Two Thousand only)

Note:1. The Sale Proclamation of the said property has been affixed on the notice board of the concerned office as per Rule 107 of the Co-operative Societies Act. 2. The property will not be sold below the upset price. All concerned should take note. All terms and conditions of sale will be declared before the auction. 3. In case the sale transaction exceeds Rs. 50,00,000/-, if 1% TDS is applicable, the said 1% TDS amount shall be deposited by the purchaser in the PAN of the property holder. Under no circumstances shall the 1% TDS amount be refunded. 4. The bidder shall deposit earnest money of Rs.50,000/- with the Recovery Officer before participating in the auction. If the bid is accepted, the earnest money shall be adjusted; otherwise, it will be refunded immediately after the auction.5. It should be noted that if the bidder dose not appear in the second auction of the above immovable property the 3<sup>rd</sup> auction will be held in the next 7 days on 27/07/2026 at the same place and time. Place: Nagpur. Date: 09/06/2026 Special Recovery Officer AMAR S.GATLEWAR Mob No.962344634