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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 Office Address : The Yavatmal Urban Co-Op Bank Ltd. Yavatmal ABC Planza ,Devnagar Chouk, Khamala Road Nagpur Phone No. 0712 – 2242320

O.W.No.YUCBL/...../2025-2026 APPENDIX – IV-(A)[See Proviso Rule6(2) 8(6)]**SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES**
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 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 outstanding amount due to the Bank form under noted respective Borrower(s) and Guarantor(s) , Branch- Dev Nagar Nagpur

Name and address of Borrower, Co-borrower & Mortgagor & Guarantor Date of Demand Notice / Outstanding Taking Possession date Outstanding As on Date & Further Interest and expenses	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
Branch Dev Nagar Loan A/c No.193/62 1)Shri. Utpal Rajendra Tongo (Borrower) R/o 24 , Bajoriya Nagar , Yavatmal 2)Shri . Prabhat Dinkar Dhabadgaon (Co-Borrower & Mortgagor) R/o B , 2/3 Lad Apartment, Dharmapeth , Nagpur 3)Sau . Sonal Utpal Tongo (Co-Borrower & Mortgagor) R/o 24 , Bajoriya Nagar , Yavatmal 4) Shri . Hemant Vijayrao Fadnavis (Guarantor) R/o Nagar Parishad Complex , Indira Gandhi Market Road , Yavatmal 5) Shri . Bhavik Pankaj Thakkar (Guarantor) R/o T.C.J , Plot No 19 , Gandhi Nagar Yavatmal Demand Notice outstanding A/c No 193/62 date 24/08/2018 Principal Rs.25,00,000 /- (Rupees – Twenty Five Lakh Only.) + Plus Interest Rs. 2,01,294/- (Rupees – Two Lakh one Thousand Two Hundred Ninety Four) Total Rs.27,01,294/- (Rupees – Twenty Seven Lakh One Thousand Two Hundred Ninety Four) Outstanding As on Date 24/11/2025 Principal 22,98,035/- (Twenty Two Lakh Ninety Thousand Thirty Five Only.) Interest 27,67,324/- (Rs Twenty seven Lakh Sixty Seven Thousand Three Hundred Twenty Four) Total 50,65,359/-(Rs. Fifty Lakh Sixty Five Thousand Three Hundred Fifty Nine) + Further Interest	1) Mortgaged Immovable Property Of Shri . Prabhat Dinkar Dhabadgaon 2) Sau . Sonal Utpal Tongo All That R.C.C Superstructure Comprising Apartment No. B 2/3 , Having Built Up Area Of 50.61 m2 On Second Floor Of The Building Known And Styled As “ Sawai Sanghai Mainabai Motilalji Lad Apartment” Along With Proportionate 1.316% Undivided Shares And Intrest In All That Piece And Parcel Of Land Within The Limits Of Nagpur Municipal Corporation And Nagpur Improvement Trust Bearing Corporation House No. 420/B/44 , Situated At North Ambazhari Road , Dharmapeth , Mouza Lendra , Ward No. 70 , Sheet No. 26 , City Survey No. 185 , Tahsil And District Nagpur Is Bounded As Under East : Vighnaharta & Shewalkar Appt , West : Land Of Smt. Mainabai Laad North : Land Of Shri . Khare South : North Ambazhari Road Reserve Price:- Rs.52,16,000 /- , Earnest Money Deposit Of Rs.5,25,000/- ,Last Date of Tender Submit, Dt -30/12/2025 Tender Submit Time:- 11:00Am to 4:00Pm, Tender open Dt.-31/12/2025 - On 1:00 Pm. Tender Submit & open Place Branch – Head Office Garden Road, Near L.I.C.Office, Yavatmal 445001

Terms & Conditions: - Earnest money DD 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, Date: - 24/11/2025 Place :-Nagpur

Authorised Officer Under SARFAESI ACT Yavatmal Urban Co Operative Bank Ltd Yavatmal Branch Deonagar Nagpur

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