



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 : Pandharkawda -Branch

O.W.No.YUCBL/..... /2025-206

DT :- 06/08/2025

APPENDIX – IV-(A) [See Proviso Rule 6(2) & 8(6)]

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (FOURTH TIME)

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 Ghatanji Ac. No. 167/5.

Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice / Out standing Taking Possession date	Outstanding As on Dt.31/07/2025 &Further Interest and expences	Reserve price of property Earnest Money Deposit Last Date of Tender Submit, Pace & Time Tender open Date, Time Tender Submit & open/Pace
Shri.Ambadas Balabakas Agrawal (Decreased/ Borrower & Mortgagor) At. Agrasen Chouk,Ghatanji Tq.Ghatanji Dist-Yavatmal 2) Shri. Ram Ambadas Agrawal (Late nomine /Co-Borrower & Guaranter) At. Agrasen Chouk,Ghatanji Tq.Ghatanji Dist-Yavatmal 3) Shri. Gopal Ambadas Agrawal (Late nomine / Co-Borrower & Guaranter) At. Agrasen Chouk,Ghatanji Tq.Ghatanji Dist-Yavatmal 4)Shri. Sanjay Dwarkadas Agrawal (Guaranter) At. Agrasen Chouk,Ghatanji Tq.Ghatanji Dist-Yavatmal 5) Shri. Gajanan Laxmanra Dhawale (Guaranter) At.Main Raod H.D.F.C Bank ,Ghatanji Tq.Ghatanji Dist-Yavatmal	Demand Notice Dt. 01/04/2022 167/5 Principal - Rs. -19307503 Interest Ra. 3003364/- +Further INT & Other charges Possession date 30/12/2022	Principal - Rs. 19307503/+ Interest - Rs. 3003364/- Total;- Ra. 22310867/- Total;- + Further Interest & Other Charges w.e.f. 31/07/2025	Reserve Price Rs 38671771/- Total Value. Earnest Money Per Shop Deposit Of Rs.500000/- Last Date of Tender Submit, Dt.25/08/2025 Tender open Dt.26/08/2025 On 01:00 PM The Yavatmal Urban Co-Op Bank Ltd. Branch - GHATANJI

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

IMMOVABLEPROPERTY OF Shri.Ambadas Balabakas Agrawal At. Agrasen Chouk,Ghatanji Tq.Ghatanji Dist-Yavatmal (Borrower & Mortgagor) All that part and parcel of the property consisting of N.P.Ass. No.-10000098, On Srv.No.-5/2 E, 1500.00 Sq.mt. 16140 Sq.ft. Ground floor : 1-Shop.No.G-9, Area -193.68 Sq.Ft. Valu 1176606 2-Shop.No.G-10 Area -116.85 Sq.Ft. Valu. 709886/- 3-Shop.No.G-11 Area -193.68 Sq.Ft. Valu. 1176606 4-Shop.No.G-12 Area -116.85 Sq.Ft. Valu 709886/- 5-Shop.No.G-13 Area -193.68 Sq.Ft. Valu. 1176606/- 6-Shop.No.G-14 Area -116.85 Sq.Ft. Valu. 709886/- 7-Shop.No.G-15 . Area -193.68 Sq.Ft. Valu. 1176606/- 8-Shop.No.G-16 Area -116.85 Sq.Ft. Valu. 709886/- 9-Shop.No.G-27 Area -156.13 Sq.Ft. Valu. 948475/- 10-Shop.No.G-28 Area -139.02 Sq.Ft. Valu. 844542/- First floor: 1-Shop.No.F-30 Area -209.93 Sq.Ft. Valu. 1445352/- 2-Shop.No.F-31 Area -190.45 Sq.Ft. Valu. 1311262/- 3-Shop.No.F-32 Area -193.68 Sq.Ft. Valu. 1176606/- 4-Shop.No.F-33 Area -116.85 Sq.Ft. Valu. 709886/- 5-Shop.No.F-34 Area -193.68 Sq.Ft. Valu. 1176606/- 6-Shop.No.F-35 Area -116.85 Sq.Ft. Valu. 709886/- 7-Shop.No.F-36 Area -193.68 Sq.Ft. Valu. 1176606/- 8-Shop.No.F-37 Area -116.85 Sq.Ft. Valu. 709886/- 9-Shop.No.F-38 Area -193.68 Sq.Ft. Valu. 1176606/- 10-Shop.No.F-39 Area -116.85 Sq.Ft. Valu. 709886/- 11-Shop.No.F-40 Area -193.68 Sq.Ft. Valu. 1019725/- 12-Shop.No.F-41 Area -116.85 Sq.Ft. Valu. 615234/- 13-Shop.No.F-42 Area -193.68 Sq.Ft. Valu. 1019725/- 14-Shop.No.F-43 Area -116.85 Sq.Ft. Valu. 615234/- 15-Shop.No.F-44 Area -193.68 Sq.Ft. Valu. 1019725/- 16-Shop.No.F-45 Area -116.85 Sq.Ft. Valu. 615234/- 17-Shop.No.F-46 Area -116.85 Sq.Ft. Valu. 615234/- 18-Shop.No.F-47 Area -193.68 Sq.Ft. Valu. 1019725/- 19-Shop.No.F-48 Area -371.44 Sq.Ft. Valu. 2256469/- 20-Shop.No.F-49 Area -230.91 Sq.Ft. Valu. 1402776/- 21-Shop.No.F-50 Area -131.16 Sq.Ft. Valu. 796824/- 22-Shop.No.F-51 Area -113.09 Sq.Ft. Valu. 687007/- 23-Shop.No.F-52 Area -188.62 Sq.Ft. Valu. 1145883/- 24-Shop.No.F-53 Area -172.59 Sq.Ft. Valu. 978588/- 25-Shop.No.F-54 Area -235.97 Sq.Ft. Valu. 1337932/- 26-Shop.No.F-55 Area -209.39 Sq.Ft. Valu. 1017633/- 27-Shop.No.F-56 Area -156.13 Sq.Ft. Valu. 758780/- 28-Shop.No.F-57 Area -138.70 Sq.Ft. Valu. 674065/- 29-Shop.No.F-58 Area -156.13 Sq.Ft. Valu. 758780/- 30-Shop.No.F-59 Area -139.02 Sq.Ft. Valu. 675633/-
East :- Ghatanji-Yavatmal Road
West :- New.Res.Ley out Of Bhure In Front Of Jesis Colony North :- Open Plot of Shri.Masulkar South :- House Of Shri.Deshmukh

Terms & Conditions :- For detailed term and conditions of the sale please refer to the tender form available with Authorised Officer of the Bank, (GAJANAN NARAYAN GAHUKAR) Authorised Officer The Yavatmal Urban Co-op. Bank Ltd, Yavatmal. Head office , Yavatmal Zone Pandharkawada, Office At Branch Ghatanji (Secured Creditor) Mob.n 8308424556