



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 Address :- Branch:Wani, Shrikrushna Bhavan Complex, Wani Tq.Wani Dist: Yavatmal Phone No.07239- 225156

O.W.No.YUCBL/ /2026-2027

DT:-06/07/2026

APPENDIX - IV-(A) [See Proviso Rule 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) 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 out standing amount due to the Bank form under noted respective Borrower(s) and Guarantor(s).

Sr. No	Branch Name, Loan A/c No., Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice / Symbolic Possession date	Outstanding As on Dt.30/06/2026 & 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, & Place
1	Branch Gadchandur Loan A/c No 172/200 1) Hotel Paradise And Bear Bar Partner 1. Sau Anita Shrinivas Balgoniwar At. Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal 2) Partner 2. Shri Tulsidas Wadhmal Nanwani (Deceased) 1. Shantabai Tulsidas Nanwani (Heritor) 2. Bharati Tulsidas Nanwani (Heritor) 3. Vikram Tulsidas Nanwani (Heritor) All above At. Vasant Ganga Vihar, Waman Ghat Road, Wani Tq. Wani Dist. Yavatmal 3) Shri. Vikram Tulsidas Nanwani (Co-Borrower & Mortgagor) Vasant Ganga Vihar, Waman Ghat Road, Wani Tq. Wani Dist. Yavatmal 4) Shri. Nandkumar Managalrao Bhongale (Co-Borrower & Mortgagor) At. Ganpati Apartment, Chhoriya Layout Ganeshpur, Tq. Wani Dist. Yavatmal 5) Shri. Prashant Sudhakar More (Co-Borrower & Mortgagor) At. Chamate Layout Sadhankarwadi Wani, Tq. Wani Dist. Yavatmal 6) Shri. Raju Rajayya Balgoniwar (Co-Borrower & Mortgagor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal 7) Shri. Yogesh Ramchandra Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani, Tq. Wani Dist. Yavatmal 8) Shri. Shrinivas Rajayya Balgoniwar (Guarantor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal	Demand Notice Dt.15/01/2022 Symbolic Possession Date 01/07/2023	Principal Rs.1,50,00,000/- (Inwords Rupees One Crore Fifty Lakh only) + Interest Rs.1,72,86,291/- (Inwords Rupees One Crore Seventy Two Lakh Eighty Six Thousand Two Hundred Ninety One only) Plus future Interest and expenses from 01/07/2026	1) Vikram Tulsidas Nanwani owner of Mortgaged Immoable Property Of mauza Megadut Vishwa colony Chikhalgaon Tq. Wani Dist. Yavatmal Gat No. 74/2, Plot No. 93, 119, 270, 276, 312, 321, 322, 323, 324, 325, 382, 424 (total 12 plots) Total Area of Plot 1438.61 Sq. Mtr. and bounded as under 2) Mortgaged Immoable Property Of Vikram Tulsidas Nanwani Mauza Mardi Ta. Maregaon, Gaon No. 279, Gat No. 38, Plot No. 1, 10, & 11 Area 835.75 Sqr. Mtr. And Bounded As Under 3) Mortgaged Immoable Property Of Nandkumar Mangal Bhongale Mauza Maregaon Gaon No. 280, Gat No. 287, Plot No. 36, 46, 42, 43, 47, 48 Total area of plot 1116.55 Sq. Mtr. and bounded as under- 4) Mortgaged Immoable Property Of Prashant Sudhakar More Mauza Maregaon Gaon No. 280, Gat No. 322, Plot No. 11, 17, 20, 27, 35, 38, 45 Total Area of Plot 1058.77 Sq. Mtr. and bounded as under	Property No. 1 Reserve Price Rs. 70,00,000/- (Rupees Seventy Lakh only) Earnest Money Deposit Rs. 7,00,000/- Property No. 2 Reserve Price Rs. 40,06,000/- (Rupees Forty Lakh Six Thousand only) Earnest Money Deposit Rs. 4,00,000/- Property No. 3 Reserve Price Rs. 75,00,000/- (Rupees Seventy Five Lakh only) Earnest Money Deposit Rs. 7,50,000/- Property No. 4 Reserve Price Rs. 40,00,000/- (Rupees Forty Lakh only) Earnest Money Deposit Rs. 4,00,000/- Last Date of Tender Submit Dt. 04/08/2026 Branch Wani Tender Open Date, Time Dt.05/08/2026 at 12:00 P.M to 2.00 P.M Tender Submit & Open Place Branch Wani
2	Branch: Wani Loan A/c No 170/398 1) Shri. Bhimchand Pralhad Kashyap (Borrower & Mortgagor) c/o Munna hotel Rajur Fata, Tq. Wani Dist. Yavatmal 2) Sau. Jyoti Pravin Pattiwar (Co- Borrower & Mortgagor) Mauza Mandavi Tq. Zari Jamani Dist. Yavatmal 3) Shri. Vikram Tulsidas Nanwani (Co- Borrower & Mortgagor) C/o Sambha Waghmare Vasant Vihar, Wamanghat Road Wani Tq. Wani Dist. Yavatmal 4) Shri. Nandkishor Mangalrao Bhongale (Co- Borrower & Mortgagor) Railway Station Road, Vitthal Wadi, Wani Tq. Wani Dist. Yavatmal 5) Shri. Prashant Sudhakar More (Co- Borrower & Mortgagor) Sadhankar Wadi, Wani Tq. Wani Dist. Yavatmal 6) Shri. Akash Shriram Buddhewar (Guarantor) At. Anand Nagar, near Loins School Wani Tq. Wani Dist. Yavatmal 7) Shri. Satish Pundlik Keram (Guarantor) Mangalam Park Chikhalgaon Tq. Wani Dist. Yavatmal	Demand Notice Dt.06/07/2023 Symbolic Possession date 26/12/2023	Principal Rs.1,02,33,055/- (Inwords Rupees One Crore Two Lakh Thirty Three Thousand Fifty Five only) + Interest Rs.47,83,769/- (Inwords Rupees Forty Seven Lakh Eighty Three Thousand Seven Hundred Sixty Nine only) Plus future Interest and expenses from 01/07/2026		

Terms & Conditions :-

- The earnest money DD provided along with the tender form should be given separately. Please note that tender forms will be accepted only after it is confirmed that DD is attached. For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, Place: Wani, Shri Pankaj Marotrao Yewale; Authorized Officer The Yavatmal Urban Co-op. Bank Ltd, Yavatmal. Head Office, Yavatmal. (Secured Creditor) Mobile No. 8888618908.
- If the buyer is liable for TDS of the sale price plus 1%, the buyer will have to pay it separately. The said TDS amount will have to be deposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount

Place : Wani