

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:-14/07/2026

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

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (FIFTH 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 from under noted respective Borrower(s) and Guarantor(s).

S r n o	Branch name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice Taking symbolic Possession date	Outstanding As on Dt.30/06/2026 &Further Interest and expenses	Description of the Immovable properties with name of the owner/ Mortgagor	Reserve price of property, Earnest Money Deposit, Last Date of Tender Submit Place & Time, Tender Open Date, Time, Tender Submit & Open Place																								
1	Branch Wani 170/411	Pooja Trading Company Prop. Shri. Sushilkumar Mohanlal Mutha (Borrower & Mortgagor) near Shri Ram Mandir Wani tq Wani Dist Yavatmal 2) Sau. Chanchal Sushilkumar Mutha (Co-Borrower & Mortgagor) At near Shri Ram Mandir Wani tq Wani Dist Yavatmal 3) Shri. Nitin Dattaji Wasekar & Megha Nitin Wasekar (Co-Borrower & Mortgagor) At Meghdut vishwa colony Wani, Wani tq Wani Dist Yavatmal 4) Shri. Manojkumar Mohanlal Mutha (Guarantor) At near Shri Ram Mandir Wani tq Wani Dist Yavatmal 5) Shri. Ajit Chainkaran Munot (Guarantor) At Palika Market Wani, Wani tq Wani Dist Yavatmal	Date of Demand Notice 04/01/2022 Taking Possession date 16/07/2022	Principal Rs.4,74,31,728/- (Rs. Four Crore Seventy Four Lakh Thirty One Thousand Seven Hundred Twenty Eight only) + Intrest Rs.4,63,28,770/- (Rs. Four Crore Sixty Three Lakh Twenty Eight Thousand Seven Hundred Seventy only) & Further Interest & All other Charges. & Expences	Sau Chanchal Sushilkumar Mutha Mouza Nandepera Road, Maniprabha towers, Wani Tq. Wani Dist. Yavatmal. Sheet No.7-B, Property No.418, 418-A, 418-B, Plot no. 01,Block Number :-B-4 ,B-9, B-10,B-17,B-21,G- 126 Total Area 540.32 Sq.Ft. <table><tr><th>Block No.</th><th>Carpet Area</th><th>Value</th></tr><tr><td>B.No. B-4</td><td>110.00 s.ft</td><td>12,00,000/-</td></tr><tr><td>B.No. B-9</td><td>90.00 s.ft</td><td>12,00,000/-</td></tr><tr><td>B.No. B-10</td><td>90.00 s.ft</td><td>12,00,000/-</td></tr><tr><td>B.No. B-17</td><td>90.00 s.ft</td><td>12,00,000/-</td></tr><tr><td>B.No. B-21</td><td>90.00 s.ft</td><td>12,00,000/-</td></tr><tr><td>B.No. G-126</td><td>70.32 s.ft</td><td>12,00,000/-</td></tr><tr><td></td><td>540.32 s.ft</td><td>72,00,000/-</td></tr></table>	Block No.	Carpet Area	Value	B.No. B-4	110.00 s.ft	12,00,000/-	B.No. B-9	90.00 s.ft	12,00,000/-	B.No. B-10	90.00 s.ft	12,00,000/-	B.No. B-17	90.00 s.ft	12,00,000/-	B.No. B-21	90.00 s.ft	12,00,000/-	B.No. G-126	70.32 s.ft	12,00,000/-		540.32 s.ft	72,00,000/-	Malmatta no.1 Earnest Money Deposit :- 1) B.No. B-4 - 1,20,000/- 2) B.No. B-9 - 1,20,000/- 3) B.No. B-10 - 1,20,000/- 4) B.No. B-17 - 1,20,000/- 5) B.No. B-21 - 1,20,000/- 6) B.No. G-126 - 1,20,000/- Reserve Price Rs.72,00,000/- (Rupees Seventy Two Lakh only) Earnest Money Deposit Rs. 7,20,000/- Malmatta no.2 Reserve Price Rs.19,61,010/- (Rupees Nineteen Lakh Sixty One Thousand Ten only) Earnest Money Deposit Rs. 100000/- Malmatta no.3 Reserve Price Rs.2,07,60,705/- (Rupees Two Crore Seven Lakh Sixty Thousand Seven Hundred Five only) Earnest Money Deposit Rs. 1038035/- Malmatta no.4 Reserve Price Rs.80,79,480/- (Rupees Eighty Lakh Seventy Nine Thousand Four Hundred Eighty only) Earnest Money Deposit Rs. 403974/- Malmatta no.5 Reserve Price Rs.2,23,70,252/- (Rupees Two Crore Twenty Three Lakh Seventy Thousand Two Hundred Fifty Two only) Earnest Money Deposit Rs. 11,18,513/- Last Date of Tender Submit Dt.11/08/2026 Head office Yavatmal Tender Open Date, Time Dt.12/08/2026 at 12:00 P.M to 2.00 P.M Tender Submit & Open Place Branch - Wani
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2	Branch Wani 170/403	1) Shri. Manojkumar Mohanlal Mutha (Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 2) Shri. Sushilkumar Mohanlal Mutha (Co-Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 3) Shri. Abhaykumar Sushilkumar Mutha (Co-Borrower & Mortgagor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 4) Shri. Sushilkumar Mohanlal Mutha (Guarantor) At Shivaji chowk, Ward no 4, near Shri Ram Mandir Wani tq Wani Dist Yavatmal 5) Shri. Ajit Chainkaran Munot (Guarantor) At Palika Market Wani, Wani tq Wani Dist Yavatmal	Date of Demand Notice 04/01/2022 Taking Possession date 19/11/2022	Principal Rs.6,99,27,784/- (Rs. Six Crore Ninety nine Lakh Twenty Seven Thousand Seven Hundred Eighty Four only) + Intrest Rs.6,36,82,809/- (Rs. Six Crore Thirty Six Lakh Eighty two Thousand Eight Hundred Nine only) & Further Interest & All other Charges. & Expences	2) Shri. Sushilkumar Mohanlal Mutha Mouza Chikhalgaon Tq. Wani Dist. Yavatmal Plot No. 47 to 51, Plot No. 53 to 55 & Plot No.58, Survey No. 8/2 and Total Area 1350.00 Sq. Mtr. 3) Shri. Sushilkumar Mohanlal Mutha Mouza Maregaon Tq. Maregaon Dist. Yavatmal Survey No. 337/2A Plot No. 15 to 17, 20 to 29, 82 to 86, 96 to 104, 107 to 109 Total Areas 4287.63 Sq.Mtr 4) Mortgaged Immovable Property Of Abahy Sushil Mutha Mauza Korpana Sarve No.8/1 Plot No.72,84,115,116,117,118, 119,120 Area 1195.94Sq.mtr.																									
3	Branch Wani 170/30	Maa Ashapura Gining And Pressing Pvt.Ltd Director 1. Sushil Mohanlal Mutha Director 2. Abhay Sushilkumar Mutha Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal 2) Sau. Chanchal Sushilkumar Mutha (Co-Borrower) Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal 3) Shri Jay Nemichand Abad (Guarantor) c/o Abad Bhawan Tagor Chowk, wani tq Wani Dist Yavatmal 4) Shri Abahy Kumar Sushikumar Mutha (Guarantor) Near Ram Mandir, Khati Chowk, Wani Tq Wani Dist Yavatmal	Date of Demand Notice 30/07/2021 Taking Possession date 16/07/2022	Principal Rs.5,43,65,335/- (Rs. Five Crore Forty Three Lakh Sixty Five Thousand Three Hundred Thirty Five only) + Intrest Rs.8,84,97,856/- (Rs. Eight Crore Eighty Four Lakh Ninety Seven Thousand Eight Hundred Fifty Six only) & Further Interest & All other Charges. & Expences	5) Mortgaged Immovable Property Of Maa Ashapura Gining and pressing Director-1 Sushil Mohan Mutha Gat No 122 At Dhoptala Ta Korpana Industrial Area 2.76Hr																									

Terms & Conditions :- 1) 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.
2) 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.