



THE BHANDARA URBAN CO-OPERATIVE BANK LTD., BHANDARA

Head Office Gandhi Chowk, Bhandara - 441904

PH-(07184) 252327, 253063, 252936

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES IS SEE PROVISION TO RULE 8 (6) OF SARFAESI ACT

Auction Sale Notice For Sale Of Immovable Asset under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002 read with Provision 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) and the Guarantors (S) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has taken by The Authorised Officer of the The Bhandara Urban Co-Op Bank Ltd, Bhandara, will be sold on "As is where is, As is what is and whatever there is" The details as under :-

| Name and Address Borrower | Description of Secured Assets/ Mortgaged Property | Reserve Price/ Earnest Money 13(2) Demand Notice and Possession Date | Total Outstanding Amount. Overdue Interest Current Interest & other Charges, and Property Inspection Date | Last Date & Time for submission of Tenders Form, Sale / Auction Date, Time & place |
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| 1. Shri.Rajendra Kishorlal Khatri At.Rajgopalachari Ward, M.S.E.B. Colony Bhandara Th.Dist.Bhandara BR - MAIN BR. | Mortgaged Immovable Property Own by Shri.Rajendra Kishorlal Khatri and Shri.Magan Kishorlal Khatri Mouza Rajgopalachari Ward Bhandara Th.Dist.Bhandara, Nazul Sheet No.35, Plot No.9/3, P.H.No.16, Thak No. 130, Afea 184.04 Sq.Mtr. Plot and Residential Building Construction thereon bearing House No. 16,16/1, 16/2. | Reserve Price Rs.65,18,000/- Earnest Money Rs.6,51,800/- 13(2)Demand Notice Dt.01/12/2018 Symbolic Possession Dt.09/12/2019 | House Mortgage Loan:- A/c No.196 Loan Outstanding Rs.15,31,221/- (Plus Overdue Interest) Rs. 4,73,170/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 03.01.2026 Time : 12.00pm to 3.00 pm. | Date -05.01.2026 Time - 11.00 am to 12.00pm Sale/ Auction Time - 12.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. H.O.Bhandara |
| 2. Shri.Lavkumar Premchand Singh At.Gautam Buddha Ward, Menda Road, Samta Nagar Bhandara. Tah.Dist.Bhandara BR - MAIN BR. | Mortgaged Immovable Property Own by Shri. Lavkumar Premchand Singh situated at Mauza Gautam Budha Ward, Samta Nagar, Bhandara Tah.Dist. Bhandara P.H.No.16, Thak No. 130, Gat No. 109/9/4 Area 230.85 Sq. Mtr. Plot & Construction thereon bearing Malmatta No. 58/58/1 Ground Floor Area 119.00 Sq.Mtr. | Reserve Price Rs.23,20,000/- Earnest Money Rs.2,32,00/- 13(2)Demand Notice Dt.24/01/2019 Symbolic Possession Dt.03/08/2019 | House Mortgage Loan:- A/c No.209 Loan Outstanding Rs.14,74,129/- (Plus Overdue Interest) Rs.3,40,260/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 03.01.2026 Time : 12.00pm to 3.00 pm. | Date -05.01.2026 Time - 11.00 am to 12.30pm Sale/ Auction Time - 1.00 pm Place - The Bhandara Urban Co Operative Bank Ltd. H.O.Bhandara |
| 3. Shri.Prakash Dayaram Padole At. Rani Laxmibai Ward, Sahakar Nagar Bhandara Tah.Dist.Bhandara BR - MAIN BR. | Mortgaged Immovable Property Owned by Shri. Prakash Dayaram Padole At. Mauza - Rani Laxmibai Ward, Sahakar Nagar Bhandara Tah.Dist.Bhandara T.C.No.20, old Bhandara, P.H.No.16, Gat No.853/2 Plot No.1-B, Area 147.30 Sq. Mt. (1585.53 Sq.Ft.) Plot & Construction thereon Area 52.27 Sq.Mtr. | Reserve Price Rs.18,26,000/- Earnest Money Rs.1,82,600/- Demand Notice Dt.06.09.2021 Symbolic Possession Dt.13.12.2021 | House Mortgage Loan:- A/c No.232 Loan Outstanding Rs.7,55,545/- (Plus Overdue Interest) Rs.7,066/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 03.01.2026 Time : 12.00pm to 3.00 pm. | Date -05.01.2026 Time - 11.00 am to 12.30pm Sale/ Auction Time - 1.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. H.O.Bhandara |
| 4. M/s. MaaDurga Mobale Rep.Centre Prop.Shri.Sunil Gomaaji Nagrikar Nimnal Nagar Building No.15, 3rd Floor Umared Road, Nagpur-Tah.Dist.Nagpur BR - MAIN BR. | Mortgaged Immovable Property Own & Mortagagor by Smt. Kamalabai Gomaji Nagrikar Situated At. Mouza Tilak Ward, Bhandara Tah.Dist. Bhandara Nazul Sheet No.26, Plot No.99, Area 50.00 Sq. Mtr. Plot & Construction thereon. | Reserve Price Rs.11,69,000/- Earnest Money Rs.1,16,900/- Demand Notice Dt.30.11.2017 Symbolic Possession Dt.11.12.2023 | Hypothecation Limit Loan:- A/c No.1720 Loan Outstanding Rs.35,55,608/- (Plus Overdue Interest) Rs.5,21,246/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 04.01.2026 Time : 12.00pm to 3.00 pm. | Date -06.01.2026 Time - 11.00 am to 12.00pm Sale/ Auction Time - 12.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. H.O.Bhandara |
| 5.M/s. Three Star Mobale Prop.Shri.Juber Kha Akil Kha Pathan At.Po.Kardha Tah.Dist. Bhandara BR - MAIN BR. | Mortgaged Immovable Property Owned By Shri. Juber Kha Akil Kha. Pathan Mouza: Kardha ,Tah.Dist.Bhandara P.H.No.17, Malmatta No. 65/1 , Arai 60.00 Sq.Mtr. Plot & Building Construction thereon Area of Construction Ground Floor & First Floor 108.00 Sq.Mtr. | Reserve Price Rs.8,59,000/- Earnest Money Rs.85,900/- Demand Notice Dt.08.01.2020 Symbolic Possession Dt.02.01.2021 | Outstanding Small B. Secured Loan:- A/c no. 3195 Rs. 31,11,616/- (Plus Overdue Interest Rs. 4,95,202/-) and Current Interest from Dt.01.12.2025 & Other Charges & Personal Loan:- A/c no. 06 as Rs. 20,572/- (Plus Overdue Interest Rs. 1,70,379/-) and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 04.01.2026 Time : 12.00pm to 3.00 pm. | Date -06.01.2026 Time - 11.00 am to 12.30pm Sale/ Auction Time - 1.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. H.O.Bhandara |
| 6.M/s Sat Sitara Bar & Restaurant Prop. Shri. Arun Elaiyya Asangiri At.Bazar Ward, Lakhani Tah.Lakhani, Dist.Bhandara Branch- Lakhani | Mortgaged Immovable Property Owne by Shri. Arun Elaiyya Asangiri At. Mouza Lakhani Dist.Bhandara P.H.No. 2, Grampanchayat KashaGat No.208/1/A/31, Plot No.67, Area 139.35 Sq.Mtr. Record of Grampanchayat Gadegaon , Malmatta No. 835 & RCC Colum House Construction thereon Bearing Area 83.80 Sq.Mtr. | Reserve Price Rs.15,46,752/- Earnest Money Rs.1,54,672/- 13(2)Demand Notice Dt.17.01.2022 Symbolic Possession Dt.12.04.2022 | House Mortgage Limit Loan: A/c No.09, Loan Outstanding Rs.10,74,877/- (Plus Overdue Interest) Rs.6,85,875/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 05.01.2026 Time : 12.00 pm to 3.00 pm | Date -07.01.2026 Time - 11.00 am to 12.00pm Sale/ Auction Time - 12.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. Branch-Lakhani |
| 7.Shri.Sachinkumar Dhaniram Kharabe and Shri.Dhaniram Maroti Kharabe At.Murmadi,Po.Lakhanai Dist.Bhandara Branch-Lakhani | Mortgage property owned by Shri.Sachinkumar Dhaniram Kharabe and Shri.Dhaniram Maroti Kharabe Mouza Murmadi Lakhani Tah.Dist. Bhandara, P.H.No.3, Gat No.2002-D, Plot No.01, Area 204.30 Sq.Mtr. Plot and Construction thereon vide property No.01, Construction Area 75.31 Sq.Ft. | Reserve Price Rs.23,44,000/- Earnest Money Rs.2,34,400/- Demand Notice Dt.24/04/2019 Symbolic Possession Dt.17/09/2019 | Loan Outstanding House Loan:- A/c No.215 as Rs.7,29,983/- (Plus Overdue Interest) Rs.70,20/0/- and Current Interest from Dt.01.12.2025, & Other Charges Inspection Property Date : 05.01.2026 Time : 12.00pm to 3.00 pm. | Date -07.01.2026 Time - 11.00 am to 12.30pm Sale/ Auction Time - 1.00 pm Place - The Bhandara Urban Co Operative Bank Ltd. Branch-Lakhani |
| 8. M/S New Nawaj Decoration Shri. Nadim Ab. Habib Sheikh At. Po. Samta Nagar Menda Road Bhandara Tah. Dist. Bhandara Branch-Town Branch | Mortgaged immovable property Own & Mortgaged by 1)Shri. Nadim Habib Sheikh 2) Shri. Shoyab A. Habib Sheikh and (Guarantor & Mortgagor) 3)Smt. Rukhasana A. Habib Sheikh 4) Sau. Rubina A. Habib Sheikh Mauza Bhandara Nazul Tah.Dist. Bhandara City Survey No.2/2 Plot No.119,120 & 121 Sheet No.18 Area.334.11 Sq.Mtr. Dhamra Dikhar CH1 | Reserve Price Rs.45,95,000/- Earnest Money Rs.4,59,500/- 13(2)Demand Notice Dt.15/02/2025 | Outstanding Hypothecation Loan:- A/c no. 321 Rs. 5,17,079/- (Plus Overdue Interest Rs.99,281/-) and Current Interest from Dt.01.12.2025 & Other Charges & Personal Loan:- A/c no. 204 | Date -08.01.2026 Time - 11.00 am to 12.00pm Sale/ Auction Time - 12.30 pm Place - The Bhandara Urban Co Operative Bank Ltd. Branch-Town Branch |

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| 9. M/S Nawaj Decoration & Catering Shri. Shobay Habib Sheikh At. Po. Samta Nagar Menda Road Bhandara Ta Dist. Bhandara. | Land as per Registered (1) Sale Deed Vide Doc.No.987/1995 Dt.10.05.1995 Area 111.37 Sq.Mtr. (2) Vide Doc.No 1436/1996 Dt.06.06.1996 Area 111.37 Sq.Mtr. (3) Vide Doc.No 955/2002 Dt.10.04.2002 Area 111.37 Sq.Mtr. Total Plot Area 334.11 Sq. Mtr Construction thereon Ground & First Floor (Built Up Area Of Ground Floor Is 154.00 Sq.Mtr and First Floor Is 112.30 Sq.Mtr) | Symbolic Possession Dt 19/05/2025 | as Rs. 1,61,345/- (Plus Overdue Interest Rs.7158/-) and Current Interest from Dt.01.12.2025 & Other Charges | |
| Branch-Town Branch | | | Outstanding Hypothecation Loan:- A/c no. 322 as Rs. 5,10,520/- (Plus Overdue Interest Rs.97,925/-) and Current Interest from Dt.01.12.2025 & Other Charges & Personal Loan:- A/c no. 208 as Rs. 4,42,842/- (Plus Overdue Interest Rs.77,663/-) and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date 06.01.2026 Time : 12.00pm to 3.00 pm | |
| 10.M/S. Bharti Marketing Pro.Shri. Kirankumar Vanmalibhai Wasani At.Po. Bazar Road, Adyal Tah. Pauni Dist. Bhandara | Mortgaged immovable property Own & Mortgaged by Shri. Kirankumar Vanmalibhai Wasani Mauza Adyal, Tah. Pauni Dist. Bhandara Sheet no.07, Plot no 958 Area 105.60 sq.mtr And Sheet no.07, Plot no.1000, Area 140.10 sq.mtr Total Area 245.70sq mtr (2644.00 sq ft.) But as per site measurement Area 1718.sq ft | Reserve Price Rs.15,46,000/- Earnest Money Rs. 1,54,600/- | Outstanding Hypothecation Loan A/c no. 130 as Rs. 8,52,324/- (Plus Overdue Interest Rs.8,70,594/-) and Current Interest from Dt.01.12.2025 & Other Charges Outstanding Overdraft Hypo Loan A/c no. 139 as Rs. 54,551/- (Plus Overdue Interest Rs.9464/-) and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 06.01.2026 Time : 12.00pm to 3.00 pm | Date -08.01.2026 Time - 12.00 pm to 1.30pm Sale/ Auction Time - 2.00 pm Place - The Bhandara Urban Co-Operative Bank Ltd. BRANCH- ADYAL |
| BR- Mid-Town Branch | | 13(2)Demand Notice Dt.09/01/2025 | Symbolic Possession Dt 08/05/2025 | |
| 11. Shri. Vijay Shankarao Patniwar New English High School Chandrapur Tah. Dist. Chandrapur | (Gaurantor & Mortgagor) Shri. Sudhir Sambhashiva Satpute Mouza Gawrala Tah. Bhadravati Dist. Chandrapur 1)Gat No.174/2/3. Plot No.3, Area 125.56 sq.mtr 2) Gat No.174/2/4. Plot No.4, Area 128.62 sq.mtr | Reserve Price Rs. 8,20,747/- Earnest Money Rs. 82,074/- | Reserve Outstanding For Personal Loan : A/c No.22 as Rs.4,98,046/- (Plus Overdue Interest Rs.3,46,782/-) and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 06.01.2026 Time : 12.00 pm to 3.00 pm | Date -09.01.2026 Time - 12.00 pm to 12.30pm Sale/ Auction Time - 1.00 pm Place - The Bhandara Urban Co-Operative Bank Ltd. BRANCH- CHANDRAPUR. |
| 12. Shri. Tushar Sudhir Satpute & Shri. Sudhir Sambhashiva Satpute At-Surya Mandir Ward, Shinde Lay Out Bhadravati Dist. Chandrapur Branch- Chandrapur | Guarantor & Mortgagee Shri. Tushar Sudhir Satpute & Shri. Sudhir Sambhashiva Satpute Mouza Gawrala Th. Bhadravati Dist. Chandrapur Gat No.174/2/1 Plot No.1, Area 3495.84 Sq. Mtr construction thereon. (Built up Area 572.56 Sq Mtr) | Reserve Price Rs. 13,88,91,043/- Earnest Money Rs. 13,89,104/- Demand Notice Dt. 23.11.2022 | Reserve Outstanding For House Mortgage: A/c No.14 as Rs.35,87,948/- (Plus Overdue Interest Rs.10,98,197/-) and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 06.01.2026 Time : 12.00 pm to 3.00 pm : | Date -09.01.2026 Time - 12.00 pm to 1.30pm Sale/ Auction Time - 2.30 pm Place - The Bhandara Urban Co-Operative Bank Ltd. BRANCH- CHANDRAPUR. |
| 13. M/S Pustode Tractors Prop. Shri. Mahesh Devram Pustode At. Tukum Ward, Kurkheda Road, Wadgaon Tah. Desaigunj Dist. Gadchiroli Branch- Wadgaon | Mortgaged immovable property Own & Mortgaged by Shri. Mahesh Devram Pustode Tah. Wadgaon Dist. Gadchiroli Mouza :- Virshi Tukam, Tah. Desaigunj- Wadgaon Plot No. 1, Gat No.237/1/1, Area 574.35 Sq.Mt. Property No.415. | Reserve Price Rs.43,35,000/- Earnest Money Rs.4,33,500/- Demand Notice Dt.14.03.2022 | Reserve Outstanding Hypothecation Loan: A/c No. 02 as Rs.52,42,991/- (Plus Overdue Interest) Rs.4,93,020/- and Current Interest from Dt.01.12.2025 & Other Charges Inspection Property Date : 09.01.2026 Time : 12.00 pm to 3.00 pm : | Date -11.01.2026 Time - 12.00 pm to 1.30pm Sale/ Auction Time - 2.30 pm Place - The Bhandara Urban Co-Operative Bank Ltd. Bhandara, BRANCH- WADSA. |

Sd/Authorised Officer,
The Bhandara Urban Co-Op Bank Ltd. Bhandara

Terms & Conditions :-

1) The Sale/Auction of the above properties are "As is where is. As is what is and whatever there is" 2) The details Terms & Conditions of the sale will be read at the time & place of the sale. 3) Before submitting the tenders the tenderer should satisfy themselves from the undersigned about the rights, title, interest & dues payable by them in respect of the property in question and later on objection of any kind shall be entertained in this regard. 4) Tender forms are available at office of the The Bhandara Urban Co-Op Bank Ltd. Bhandara. Auction Branch place Tender alongwith KYC documents should reach at The Bhandara Urban Co-Op Bank Ltd. Bhandara, On or before - by ----- P.M. with 10% earnest money by way of Cash at "Pradhikru Adhikari The Bhandara Urban Co-Op Bank Ltd. Bhandara," 5) No offers/Bids/Tenders below reserve price shall be entertained. 6) Interested parties may send/submit their tender for purchasing the said property in a sealed envelope superscribed as "Tender for purchase of property Shri.----- along with earnest money deposit (EMD) which is refundable, if the offer is not successful. 7) Applicable stamp duly/additional stamp duty/transfer and registration charges, fees, etc, have to be borne by the buyer only. 8) All statutory /non statutory dues, taxes, GST, rates assessments, charge fee, claims etc, owing to anybody will be responsibility of the buyer only. 9) The Tenderers price is lesser than reserve price. The Tenderers may be given an opportunity, to enhance their offer amount, after opening the tenders, Bid incremental value. 10) The successful purchaser shall deposit 25% of the offer amount (Including EMD before Bid) immediately same day after sale/Auction by Cash favoring The Bhandara Urban Co-Op Bank Ltd. Bhandara. If the successful purchaser fails to pay 25% amount within the time prescribed herein above. The EMD shall be forfeited without giving any Notice. 11) After deposit of 25% the purchaser shall have to pay remaining amount i.e. 75% of the offer amount on or before 15 working days from the receipt of the confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without giving any notice and the said immovable properties shall be resold. 12) Sale Certificate will be issued in the name of only successful Bidder/purchaser not any other name. 13) The Authorized Officer has absolute right to accept or reject any or all offer(s) or Adjourn/postpone/cancel the auction without assigning any reason thereof. 14) All Term and Conditions of SARFAESI Act-2002 & Rules there under shall be Applicable. This Sale Notice is issued under Rule 8 (6). 15) This notice is also published on official website of bank.

Sd/Authorised Officer,
The Bhandara Urban Co-Op Bank Ltd. Bhandara