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 <p><b>THE YAVATMAL URBAN CO-OP. BANK LTD., YAVATMAL</b> (Regd. No.YML/BNK / 114) Head Office: Garden Road, Near L.L.C.Office, Yavatmal.Authorised Officer Office Address : The Yavatmal Urban Co-Op Bank Ltd . Yavatmal ABC Plaza, Devnagar Chouk, Khamala Road Nagpur Phone No. 0712 – 2242320</p>	
<p>O.W.No.YUCBL/..... /2025-2026 APPENDIX – IV-(A)[See Proviso Rule6(2) 8(6)]<b>SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES</b> 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.</p>	
<p>Name and address of Borrower, Co-borrower &amp; Mortgagor &amp; Guarantor. Date of Demand Notice / Outstanding Taking Possession date Outstanding As on Date 22/07/2025&amp; Further Interest and expenscs</p> <p>Branch Dev Nagar Loan A/c No.170/152 and 172/242 Premier Cusines PVT LTD (Borrower) Thought its Director i) Sau.Shweta Ashish Rathi ii) Sau. Shobha Purushottam Rathi R/o 47 – A Shubham Apartment First Floor Near Asha Mangal Karyalaya Dharampeth Nagpur 440010 2)Shri.Ashish Purushottam Rathi (Guarantor) R/o 47– A Shubham Apartment First Floor Near Asha Mangal Karyalaya Dharampeth Nagpur 440010, 3)Shri.Purushottam Madanlal Rathi (Guarantor/Mortgagor)R/o 47 A Shubham. Apartment First Floor Near Asha Mangal Karyalaya Dharampeth Nagpur 440010 I) Shri.Champalal S/o Madanlal Rathi All legal heirs of deceased a) Smt kamladevi W/o Champalaji Rathi b) Shri.Santosh S/o Champalaji Rathi c) Shri. Manoj S/o Champalaji Rathi II) Shri Giridhar S/o Madanlal Rathi III) Shri Murlidhar S/o Madanlal Rathi IV) Shri.Suresh S/o Madanlal Rathi; through their Constituted power of Attorney Holder Shri.Purushottam Madanlal Rathi</p> <p>Demand Notice Date 29/11/2024 outstanding amount of A/c No 170/152 Principal Rs1,79,19,979/- (In words Rs. One Crore Seventy Nine Lakh Nineteen Thousand Nine Hundred Seventy Nine only) + Interest Rs 12,51,363/- (In words Rs Twelve Lakh Fifty One Thousand Three Hundred Sixty-Three only) Total Rs1,91,71,342/- (In words Rs One Crore Ninety one Lakh Seventy One Thousand Three Hundred Forty Two only) +Further Interest</p> <p>Demand Notice Date 29/11/2024 outstanding amount of A/c No 172/242 Principal Rs1,79,60,197/- (In words Rs One Crore Seventy Nine Lakh Sixty Thousand One Hundred Ninety Seven only) Interest 12,21,862/- (In words Rs Twelve Lakh Twenty One Thousand Eight Hundred Sixty Two) Total 1,91,82,059/- (In words Rs. One Crore Ninety One Lakh Eighty Two Thousand Fifty Nine) + Further Interest</p> <p>Physical Possession Date 13/06/2025</p> <p>A/c No 170/152 Outstanding As on Date 22/07/2025 Principal - 1,79,19,979/- (In words Rs One Crore Seventy Nine Lakh Nineteen Thousand Nine Hundred Seventy Nine only) Interest 29,09,802/- (In words Rs Twenty Nine Lakh Nine Thousand Eight Hundred Two only) Total 2,08,29,781/- (In words Rs.Two Crore Eight Lakh Twenty Nine Thousand Seven Hundred Eighty One only ) + Further Interest</p> <p>A/c No 172/242 Outstanding As on Date 22/07/2025 Principal Rs.1,03,42,575/- (In words Rs One Crore Three Lakh Forty Two Thousand Five Hundred Seventy Five only) Interest Rs 30,000/- (In words Rs Thirty Thousand only) Total Rs.1,03,72,575/ (In words Rs. One Crore Three Lakh Seventy Two Thousand Five Hundred Seventy Five only) + Further Interest</p>	<p>on of the Immovable properties with name of the owner/ Mortgagor Reserve price of property Earnest Money Deposit Last Date of Tender Submit, Place &amp; Time Tender opening Date, Time, Tender Submission &amp; opening Place</p> <p>A/c No 170/152 ALL THAT PIECE AND PARCEL of "Ground Floor" consisting Unit No 001 to Unit 003 in Building known and Styled as "Rathi Complex"/ "Keshav Bhavan"Admeasuring 208.868 Sq Mtrs (Built Up Area) and Existing Premium area Admeasuring 80.721 Sq Mtrs Total Admeasuring 289.589 Sq Mtrs Together with 23.3673%(178.3252 Sq Mtrs) undivided share and interest in Malik Maqbuza plots of Admeasuring 8214.43 Sq Ft or 763.14 Sq Mtrs Bearing House No 373 Bearing City Survey No 84 Sheet No 26/18/II Chalta No 115 of Mouza – Lendra Situated Dharampeth Nagpur within the limit of Nagpur Municipal Corporation Ward no 70 Tahsil and District Nagpur which is Bounded as Under On East:- By the Common/ Public Road, On West :- By the House of Shri Deshpande, On North :-By the House of Shri Barlinge, On South:- By the Common/ Public Road</p> <p>A/c No 172/242 ALL THAT PIECE AND PARCEL of "1st Floor" consisting of Unit No. 101 to 105 in the Building known and styled as "Rathi Complex / Keshav Bhavan", admeasuring 228.772 Sq. Mtrs (Built Up Area) and Existing Premium area admeasuring 45.239 Sq. Mtrs., Total existing Balcony Area 79.274 Sq. Mtrs. Total admeasuring 353.285 Sq. Mtrs. Of super built up area Together-with 34.3422 % (261.3578 Sq. Mtrs.) undivided share and interest in Malik Maqbuza plot of admeasuring 8214.43 Sq. Ft OR 763.14 Sq. Mtrs. Bearing House No. 373, bearing City Survey No. 84, Sheet No. 26/18/II, Chalta No. 115, of Mouza-Lendra, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, ward No. 70, Tahsil and District - Nagpur, which is bounded as under : On East :- By the Common/Public Road, On West: - By the House of Shri. Deshpande, On North:- By the House of Shri Barlinge, On South:- By the Common / Public Road, With all rights of easement and appurtenances thereto and with all the present and future constructions there upon.</p> <p>--- Reserve Price:- Rs.7,81,01,000/- (Reserve Price of Both Property 1 and Property 2 ) Earnest Money Deposit Of Rs.45,00,000/- Last Date of Tender Submit, Dt - 03/09/2025 Tender Submit Time:- 11:00Am to 4:00 Pm Place to get Tender:- The Yavatmal Urban Co-Op Bank LTD Branch Dev Nagar Nagapur ABC Plaza ,Devnagar Chouk, Khamala Road Nagpur Tender open Date, 04/09/2025 - On 1:00 Pm Tender Submit &amp; open Place Branch – The Yavatmal Urban Co-Op Bank LTD Head Office: Garden Road, Near L.L.C.Office, Yavatmal 445001</p>
<p>Terms &amp; Conditions: - 1) 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, 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 be deposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount. Date: -22/07/2025 Place :Nagpur Authorized Officer Under SARFAESI ACT Yavatmal Urban Co Operative Bank Ltd Yavatmal Branch Deonagar Nagpur</p>	

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