



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 //202 6-2027

DT:-30/05/2026

APPENDIX – IV-(A) [See Proviso Rule 8(6)]**SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (FORTH 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).

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.30/04/2026 &Further Interest and expenes	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 Chankaran Munot (Guarantor) At Palika Market Wani, Wani tq Wani Dist Yavatmal	Date of Demand Notice 04/01/202 2 Taking Possession date 16/07/202 2	Principal Rs.4,79,31,728/- (Rs.Four Crore Seventy Nine Lakh Thirty One Thousand Seven Hundred Twenty Eight only) + Intrest Rs.4,40,95,642/- (Rs. Four Crore Forty Lakh Ninety Five Thousand Six Hundred Forty Two 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,G-143,G-139 Total Area 780.32 Sq.Ft. <table border="1"> <thead> <tr> <th>Block No.</th> <th>Carpet Area</th> <th>Value</th> </tr> </thead> <tbody> <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>B.No. G- 143</td> <td>120.00 s.ft</td> <td>15,00,000/-</td> </tr> <tr> <td>B.No. G- 139</td> <td>120.00 s.ft</td> <td>15,00,000/-</td> </tr> <tr> <td></td> <td>780.32 s.ft</td> <td>1,02,00,000/-</td> </tr> </tbody> </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/-	B.No. G- 143	120.00 s.ft	15,00,000/-	B.No. G- 139	120.00 s.ft	15,00,000/-		780.32 s.ft	1,02,00,000/-	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/- 7) B.No. G-143 - 1,50,000/- 8) B.No. G-139 – 1,50,000/- Reserve Price Rs.1,02,00,000/- (Rupees One CroreTwo Lakh only) Earnest Money Deposit Rs. 10,20,000/- 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/-
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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 Chankaran 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 Ninty nine Lakh Twenty Seven Thousand Seven Hundred Eighty Four only) + Intrest Rs.6,12,76,656/- (Rs. Six Crore Twelve Lakh Seventy Six Thousand Six Hundred Fifty Six only) & Further Interest & All other Charges. & Expences	2)Shri.Sushilkumar Mohanlal Mutha Mouza Chikhhalgaon 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 Propety Of Abahy Sushil Mutha Mauza Korpana Sarve No.8/1 PlotNo.72,84,115,116,117,118, 119,120 Area 1195.94Sq.mtr. 5) Mortgaged Immovable Propety Of Maa Ashapura Ginning and pressing Director-1 Sushil Mohan Mutha Gat No 122 At Dhoptala Ta Korpana Industrial Area 2.76Hr	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/-																														
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.8,58,87,782/- (Rs. Eight Crore Fifty Eight Lakh Eighty Seven Thousand Seven Hundred Eighty Two only) & Further Interest & All other Charges. & Expences	5) Mortgaged Immovable Propety Of Maa Ashapura Ginning and pressing Director-1 Sushil Mohan Mutha Gat No 122 At Dhoptala Ta Korpana Industrial Area 2.76Hr	Last Date of Tender Submit Dt.17/06/2026 Head office Yavatmal Tender Open Date , Time Dt.18/06/2026 at 12:00 P.M to 2.00 P.M Tender Submit & Open Place Branch - Wani																														

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