



**The Malkapur Urban
Co-Op, Bank Ltd., Malkapur**
H.O.: "DHANSHREE", MALKAPUR, Dist. Buldana
(Under Liquidation)

AUCTION SALE NOTICE

AUCTION SALE NOTICE (4th Time) (See provision to Rule 8(6) of SARFAESI Act)

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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and particular to the Borrower, Mortgagor and Guarantors that the below described immovable property mortgaged to the secured creditor, the physical possession of which has been taken by the Authorized Officer of the Malkapur Urban Co-op Bank Ltd Malkapur, will be sold by invites bids/offers in sealed envelopes (Accompanied with EMD) for realization of debts of Rs.15,00,019/- (Rs. Fifteen Lakh Nineteen Only) as on 31/03/2025 plus interest, cost, charges, onward due to the Bank for recovery of Loan account of borrower 1) **Mr. Aashish Purnamal Karwa Prop of Balaaji** Provision office Add: At Satsang Bhavan, Station Vibhag, Murtijapur, Tq. Murtijapur, Dist. Akola 444107. Resident of: Gita Nagar, Ingole House, Back Side of Lokmat Building, Near Gajanan Temple, Akola 444001. (Principal Borrower) 2) **Mr. Purnamal Ramvilas Karwa** Resident Add: At Post Station Vibhag, Murtijapur, Tq. Murtijapur, Dist. Akola 444107. (Mortgagor and Guarantor), 3) **Mr. Santosh Ramrao Chavan** Resident Add: At Post Ghunshi, Tq. Murtijapur, Dist. Akola 444107. (Guarantor) 4) **Mr. Deepak Ambadas Sawant** Resident of: At Satsang Bhavan, Station Vibhag, Murtijapur, Tq. Murtijapur, Dist. Akola 444107. (Guarantor) upon the following terms and conditions.

Conditions of Sale: (a) The offers alongwith EMD shall be submitted in sealed envelop addressee to Authorised Officer, The Malkapur Urban Co-op Bank Ltd. (b) No offers below reserve price and /or without EMD shall be entertained (c) Demand Draft/Pay order towards the earnest money deposit (EMD) as maintained in schedule-1 shall be deposited with the Authorised Officer to participate in the sale. At least two bids must be received to initiate the auction process. The Demand Draft/Pay order shall be drawn in favour of Authorised Officer, The Malkapur Urban Co-op Bank Ltd. (Cheques will not be accepted for EMD). (d) The amount by which the biddings are to be increased shall be Rs. 10,000/- each lot, in the event of any dispute arising as to the amount of bid, or as to the bidder the, final decision will be mandatory of the Authorised Officer. (e) The person declared to be the highest bidder, shall pay forthwith upon such declaration a deposit of 25% (Twenty Five Percentage) of sale price, less EMD deposited, and remaining amount shall be paid within 15 days from the date of sale. In default of payment within stipulated period, the deposit shall be forfeited and the property shall be resell. (f) On issuance of Sale Certificate by the Bank, sale shall become absolute no claims shall be entertained by the Bank. (g) Sale is being held on **AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE** basis and the bank is not responsible for title, condition or any other fact affecting the property. (h) It shall be discretion of the Authorised Officer to cancel the sale without assigning any reason and such cancellation shall not be called in question by the bidders, in that, case bank will return the bids submitted and bank would not entertain any claim or representation in that regard from the bidders, (i) The bank reserve its rights to accept, reject any or all bids at any stage and very, modify and waive any condition of sale in its absolute discretion, (j) possession of the property will handed over to the purchaser only after confirmation of sale, (k) Applicable stamp duty shall be borne by the successful bidder & TDS challan shall be submit before issuing sale certificate to the Bank.

(Property shall be sold as per details set out hereunder)

Date of Inspection: Any Working days Between 11.00 A.M. to 4.00 P.M. (with prior intimation)
Last date & Time for Submission of Offers: Monday, 12-10-2026, before 5.00 P.M.
Place for Offer Submission: The Malkapur Urban Co-op bank Ltd. HO: "Dhanshree" Malkapur, Dist. Buldana OR Branch Office Akola
Date of Auction : Tuesday, 13-10-2026, Time of Auction 1.00 A.M.
Place of Auction : The Malkapur Urban Co-op Bank Ltd., At. Akola Branch, Nakshatra Sankul, Umari Road, Jathar Peth, Akola.

SCHEDULE - 1

Sr. No.	Description of Properties	Reserve Price	(EMD)
1)	That all part, parcel and piece of the plot within the limits of Nagar Parishad Murtijapur, Bearing Nazul Plot No 20/1, Sheet No 11-B, Municipal property No 503/8, Zone No. 2 plot area admeasuring 810 Sq. feet and build up area 710.00 Sq. Feet situated at Mouze Murtijapur, Tq. Murtijapur, Dist. Akola and Bounded as under: East :- Govt Road. West :- Road. North :- 7 Feet space out of this plot. South :- Share of Girdharilal Rathi.	13,97,000/-	1,39,700 /-

Details of Encumbrances as known to the bank: **Nil**

Claim if any put forward to the property and any other known particulars bearing on its nature and value: **Nil**

Said Auction Sale Notice also Available on Bank Website 'www.malkapururbanbank.com'

Date : 04/09/2026
Place : Akola.

For Details Contact

Mr. Rajendra Jadhav - 9422706154
Mr. Sanjay Gawali - 7722096592

Sd/-
Authorized Officer
The Malkapur Urban Co-op Bank Ltd
Malkapur
(Under Liquidation)

