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:-13/05/2026

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

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES (SECOND 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 out standing amount due to the Bank form under noted respective Borrower(s) and Guarantor(s),

Sr. No	Branch name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor Date of Demand Notice / Out standing Symbolic Possession date Outstanding As on Dt.30/04/2026 &Further Interest and expences	Description of the Immovable properties with name of the owner/ Mortgager 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 Loan A/c No 170/401	1) Hotel Sunrose Restaurant And Bar Partner 1-Bharati Tulsidas Nanwani (Borrower & Mortgagor) At.Vasant Ganga Vihar,Wamanghat Road Wani,Ta Wani Dist.Yavatmal Partner 2-Yogesh Ramchandra Nanwani (Borrower & Mortgagor) At.Damle Fail,In Front Of Saksham English School Wani,Ta Wani Dist.Yavatmal 3)Shri.Vijay Nemichnad Abad (Borrower & Mortgagor)c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 4)Shri Vikram Tulsidas Nanwani (Guarantor) At.Vasant Ganga Vihar,Wamanghat Road Wani,Ta Wani Dist.Yavatmal 5)Shri Vinod Premchand Kucheriya (Guarantor) At.Tagor Chowk,wani tq Wani Dist Yavatmal Demand Notice Dt dt.30/07/2021 Symbolic Possession date 19/07/2022, as on 30/04/2026 Principal Rs.4,30,81,910/- (Inwords Rupees Four Crore Thirty Lakh Eighty One Thousand Nine Hundrred Ten only) + Interest.Rs.3,83,47,019/- (Inwords Rupees Three Crore Eighty Three Lakh Forty Seven Thousand Nineteen only) Plus future Interest and expences	1) Immovable Propert Of Shri.Vijay Nemichand Abad Bearing Mouza Wani Tq Wani Dist Yavatmal Warora Road Sheet No 17/C,Plot No.3/1/9 Area 3000.00sq.Ft. bounded as under- East- School of Chopane West- Land of Vijay Abad North- Road and SB Lwan South- Own Land
2	Branch: Wani Loan A/c No 172/935	1) Hotel Suhrose Restaurant And Bar Partner 1-Bharati Tulsidas Nanwani (Borrower & Mortgagor) At.Vasant Ganga Vihar,Wamanghat Road Wani,Ta Wani Dist.Yavatmal Partner 2-Yogesh Ramchandra Nanwani (Borrower & Mortgagor) At.Damle Fail,In Front Of Saksham English School Wani,Ta Wani Dist.Yavatmal 3)Shri.Vijay Nemichnad Abad (Borrower & Mortgagor)c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 4)Shri Vikram Tulsidas Nanwani (Guarantor) At.Vasant Ganga Vihar,Wamanghat Road Wani,Ta Wani Dist.Yavatmal 5)Shri Vinod Premchand Kucheriya (Guarantor) At.Tagor Chowk,wani tq Wani Dist Yavatmal Demand Notice Dt dt.30/07/2021 Symbolic Possession date 19/07/2022, as on 30/04/2026 Principal Rs.3,00,00,000/- (Inwords Rupees Three Crore only) + nterest.Rs.3,76,35,896/- (Inwords Rupees Three Crore Seventy Six Lakh Thirty Five Thousand Eight Hundred Ninety Six only) Plus future Interest and expences	2) Immovable Propert Of Shri.Vijay Nemichand Abad Bearing Mouza Wani Tq Wani Dist Yavatmal Warora Road Sheet No 17/C,Plot No.3/1/10 Area 3000.00sq.Ft. bounded as under- East- House Of Pande West- Land of Vijay Abad North- Land of Kamalkishor Abad South- Wani Warora Road
3	Branch: Wani Loan A/c No 170/402	1) Lucky Wine Bar And Restaurant Prop. Bharati Tulsidas Nanwani (Borrower & Mortgagor) At.Vasant Ganga Vihar,Wamanghat Road Wani,Ta Wani Dist.Yavatmal 2)Shri.Vijay Nemichnad Abad (Co-Borrower & Mortgagor) c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 3)Shri.Yogesh Ramchandra Nanwani (Co-Borrower & Mortgagor & Guarantor) Near Loains School, Anand Nagar,Wani Tq Wani Dist Yavatmal 4)Shri Ajay Namdeorao Gaurkar (Guarantor)Near Aadarsh High School,Wani Tq Wani Dist Yavatmal Demand Notice Dt dt.30/07/2021 Symbolic Possession date 19/07/2022, as on 30/04/2026 Principal Rs.2,69,40,941/- (Inwords Rupees Two Crore Sixty Nine Lakh Forty Thousand Nine Hundred Fourty One only) + Interest.Rs.2,45,45,632/- (Inwords Rupees Two Crore Forty Five Lakh Forty Five Thousand Six Hundred Thirty Two only) Plus future Interest and expences	Property no.1 Reserve Price Rs.1,20,00.,000/- (Rupees One Crore Twenty Lakh only) Earnest Money Deposit Rs.6,00,000/-
4	Branch: Wani Loan A/c No 172/936	2) Lucky Wine Bar And Restaurant Prop. Bharati Tulsidas Nanwani (Borrower & Mortgagor)Near Loains School, Anand Nagar,Wani Tq Wani Dist Yavatmal 2)Shri.Vijay Nemichnad Abad (Co-Borrower & Mortgagor) c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 3)Shri.Yogesh Ramchandra Nanwani (Co-Borrower & Mortgagor & Guarantor) Near Loains School, Anand Nagar,Wani Tq Wani Dist Yavatmal 4)Shri Ajay Namdeorao Gaurkar (Guarantor)Near Aadarsh High School,Wani Tq Wani Dist Yavatmal Demand Notice Dt dt.30/07/2021 Symbolic Possession date 19/07/2022 as on 30/04/2026 Principal Rs.2,50,00,000/- (Inwords Rupees Two Crore Fifty Lakh only) + Interest.Rs.3,08,66,446/- (Inwords Rupees Three Crore Eight Lakh Sixty Six Thousand Four Hundred Forty Six only) Plus future Interest and expences	Property no.1 Reserve Price Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakh only) Earnest Money Deposit Rs.12,50,000/-
5	Branch - Chandrpur Loan A/c No 170/158	1) Yogesh Treders Prop Yogesh Ramchandra Nanwani (Borrower & Mortgagor) c/o Rajendra Madan Anand Nagar,Wani Tq Wani Dist Yavatmal 2)Bharati Tulsidas Nanwani (Co-Borrower & Mortgagor) c/o Rajendra Madan Anand Nagar,Wani Tq Wani Dist Yavatmal 3) Shri Vijay Nemichand Abad (Co-Borrower & Mortgagor)c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 4)Shri Raju Rajayya Balgoniwar (Guarantor) Near Hanuman Mandir, Jain Layout Wani tq wani Dist Yavatmal 5)Shri Vinod Premchand Kucheriya (Guarantor) At.Tagor Chowk,wani tq Wani Dist Yavatmal Demand Notice Dt dt.30/07/2021 Symbolic Possession date 19/07/2022, as on 30/04/2026 Principal Rs.2,99,87,299/- (Inwords Rupees Two Crore Ninty Nine Lakh Eighty Seven Thousand Two Hundred Ninty Nine only) + Interest.Rs.3,32,96,501/- (Inwords Rupees Three Crore Thirty Two Lakh Ninety Six Thousand Five Hundred One only) Plus future Interest and expences	Last Date of Tender Submit Dt.08/06/2026 Branch Wani
6	Branch - Chandrpur Loan A/c No 172/461	2) Yogesh Treders Prop Yogesh Ramchandra Nanwani (Borrower & Mortgagor) c/o Rajendra Madan Anand Nagar,Wani Tq Wani Dist Yavatmal 2)Bharati Tulsidas Nanwani (Co-Borrower & Mortgagor) c/o Rajendra Madan Anand Nagar,Wani Tq Wani Dist Yavatmal 3) Shri Vijay Nemichand Abad (Co-Borrower & Mortgagor)c/o Abad Bhawan Tagor Chowk,wani tq Wani Dist Yavatmal 4)Shri Raju Rajayya Balgoniwar (Guarantor) Near Hanuman Mandir, Jain Layout Wani tq wani Dist Yavatmal 5)Shri Vinod Premchand Kucheriya (Guarantor) At.Tagor Chowk,wani tq Wani Dist Yavatmal Demand NoticeDt dt.30/07/2021 Symbolic Possession date 19/07/2022, as on 30/04/2026 Principal Rs.2,50,00,000/- (Inwords Rupees Two Crore only) + Interest. Rs.2,86,95,377/- (Inwords Rupees Two Crore Eighty Six Lakh Ninety Five Thousand Three Hundred Seventy Seven only) Plus future Interest and expences	Tender Open Date , TimeDt.09/06/2026 at 12:00 P.M to 2.00Tender Submit & Open PlaceBranch 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 eposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount

Place : Wani