



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Pune Zonal Office : 1st Floor, Dhanwant Plaza, 598, Budhwar Peth,

Pune – 411 002. Tel. No. 8591948712/8169452713/19, 8291220220, 020-24434198, 24491098

Email : recovery@abhyudaya.bank.in, support.baanknet@psballiance.com, dgmpune@abhyudaya.bank.in

**E-AUCTION SALE
NOTICE
UNDER SARFAESI
ACT, 2002**

E-Auction Sale Notice for Sale of Immoveable Secured Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 under 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, Mortgagor and Guarantors that the below described immoveable property Mortgaged to Abhyudaya Co-operative Bank Limited (Secured Creditors). The Possession of the Secured Assets has been taken by the Authorized officer of Abhyudaya Co-op. Bank Ltd and will be sold on the basis of “As is where is”, “As is What is”, “Whatever there is” and “Without Recourse” for Recovery of the Bank dues as per the brief particulars given hereunder

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Area	Reserve Price Rs.	Earnest Money Deposit Rs.	Bid Incremental Rs.	Date & Time of Auction
1	M/s.Hotel Rajratna Executive, Prop.Mr.Santosh Ramdas Barbade,	Rs.898.12 Lakh+ further interest from 01.05.2026	All that Piece and Parcel of Land at Gat No. 218, Hissa No. 2/1, area admsg 40 Aars alongwith existing total R.C.C. construction thereon admeasuring area 14309 Sq. Ft. i.e. 1329.28 Sq. Mtrs bearing Grampanchayat Milkat No.297, Village Waghunde Budruk, Taluka Parner, District Ahmednagar, along with all the fittings, fixtures, liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever with the said property, Owned by Mr. Santosh Ramdas Barbade.	Rs. 6,07,00,000/-	Rs. 60,70,000/-	Rs. 1,50,000/-	07.07.2026 at 11.00 a.m to 4.00 p.m

Statutory notice as per rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules 2002. This Notice also be considered as a **30 days'** Notice to the Borrower, Mortgagor & Guarantors of the said loan to pay the outstanding dues on or before the date of Sale, failing which the secured assets will be sold on the above Auction date.

The above mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on **07.07.2026 from 11.00 a.m to 4.00 p.m.** The Sale Notice containing the General Terms and Conditions of Sale is available in (<https://baanknet.com>) & our Bank's website <https://www.abhyudaya.bank.in/english/Tender.aspx>

The intending purchasers may inspect the property for sale **between 10.00 a.m. to 5.00 p.m. on 20.06.2026.** Bank has not appointed any agent / broker for sale. Enquiries, if any and/of terms and conditions for sale can be obtained from the undersigned. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

Jyoti J. Duraphe

**Deputy General Manager and Authorised officer Under SARFAESI Act, 2002
Abhyudaya Co-op Bank Ltd.**

Date : 28/05/2026

Place : Ahmednagar (Ahilyanagar)