



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Recovery Dept., Shram Safalya CHS Ltd., G. D. Ambekar Marg, Parel village,
Mumbai – 400012. Tel. No. 8591948712/8169452713/19, 8291220220, 020-24434198, 24491098
Email : recovery@abhyudaya.bank.in, support.baanknet@psballiance.com

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 Physical 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”** as on dated **25/08/2026 in between 11.00 a.m to 4.00 p.m** for Recovery of the Bank dues as per the brief particulars given hereunder

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Name of Owners	Reserve Price Rs.	Earnest Money Deposit Rs.	Bid Incremental Rs.	Date & Time Auction
1.	M/s. Shri Balaji Shikshan Prasarak Mandal Gangakhed	Rs. 1339.08 Lakh + Further interest from 01/07/2026	1) All that piece & parcel of land totally 11 acres 01 gunthas or 4 Hectares 45 R, situated, at Gat No.170, Village Bilda, Taluka Phulambri, District Aurangabad owned by M/s Shri Balaji Shikshan Prasarak Mandal. 2) All that Piece & parcel of land totally 02 R, situated at Gut No.96, Village Murshadabadwadi, Taluka– Phulambri, District Aurangabad owned by M/s. Shri Balaji Shikshan Prasarak Mandal. 3) All that Piece & parcel of land totally adm.2 Hectares 36 R, situated at Gut No.170, Village Bilda, Taluka – Phulambri, Dist. Aurangabad owned by M/s. Shri Balaji Shikshan Prasarak Mandal	Rs. 11,61,00,000/-	Rs. 1,16,10,000/-	Rs. 5,00,000/-	25/08/2026 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 **15 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 **25/08/2026 from 11.00 a.m to 4.00 p.m**. Last date & time for deposit of EMD amount will be **25/08/2026 upto 2.00 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 **10/08/2026**. 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, Authorised officer
Abhyudaya Co-op Bank Ltd.

Date : 31/07/2026 Place : Aurangabad