



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. Email : recovery@abhyudayabank.net

**Notice
for Sale**

Sale of Assets in Physical Possession of Bank under The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 Under rule 8 & 9 of security interest (Enforcement) rules 2002.

Offers are invited in sealed covers as to reach the undersigned on or before 06/02/2026 upto 4.00 p.m for the sale of the following properties in the physical possession of the Bank on “As is where is” As it what is, whatever there is, and without recourse “ towards the recovery of its secured debts with interest, costs,charges etc. from Borrowers/Guarantors as stated hereunder The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on 07.02.2026 Online E-auction Through Website : <https://baanknet.com> , Date & Time of Auction 07.02.2026

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Name of Owners	Reserve Price Rs.	Earnest Money Deposit Rs.	Date & Time Auction
1.	M/s. Shri Balaji Shikshan Prasarak Mandal Gangakhed	Rs. 1298.65 Lakh + Further interest from 01/01/2026	1) All that piece of parcel of agricultural land totally 11 acres 01 gunthas or 4 Hecteres 45 R, situated at Gat No.170, Village Bilda, Taluka Phulambri, District Aurangabad together with all present and future structure/building constructed/to be constructed thereon owned by M/s. Shri Balaji Shikshan Prasarak Mandal. 2) All that Piece & parcel of land totally 02 R, situated at Gat No.96, Village Murshadabadwadi, Taluka-Phulambri, District Aurangabad together with all present and future structure/building constructed/to be constructed thereon and furniture, fixtures, lab equipments, computer, machinery, books, etc owned by M/s Shri Balaji Shikshan Prasarak Mandal. 3) All that Piece & parcel of land totally adm.2 Hectares 36 R. situated at Gat No.170, Village Bilda, Taluka – Phulambri, Dist. Aurangabad together with all present and future structure/building constructed/to be constructed thereon owned by M/s. Shri Balaji Shikshan Prasarak Mandal.	Rs. 12,89,24,000/-	Rs. 1,28,92,400/-	07/02/2026 at 11.00 A.M
2.	Shri Aswar Ankush Sukhdeo & Mrs. Aswar Lushika Ankush	Rs. 11.98 Lakh + Further interest from 01/01/2026	All that piece and parcel of a residential property i.e. land adm. Area 379.96 Sq.Ft. (Built up), Gat No 10, Lakshmi Park, Grampanchayat Milkat No.4928, Village Kamlapur, Taluka Gangapur, District-Aurangabad alongwith RCC house constructed thereon owned by Shri Aswar Ankush Sukhdeo & Mrs. Aswar Lushika Ankush.	Rs.9,58,000/-	Rs.95,800/-	07/02/2026 at 11.00 A.M

The Bid form and the terms & conditions of sale of the property can be obtained from the Recovery Dept., at the address as shown above, on any working day between 10.00 a.m to 4.00 p.m. on payment of Rs.500/- + GST as applicable (Non RE-fundable). The Bank Draft/Pay Order of the EMD drawn in favour of **Abhyudaya Co-op Bank Ltd.,** payable at **Mumbai** (the payment of EMD can also be made through RTGS) should be accompanied with the offer which is refundable without interest if the bid is not successful. The offers will be opened by the undersigned at **Abhyudaya Co-Bank Ltd., Recovery Dept., Shram Safalya CHSL., 63. G.D. Ambekar Marg, Parel Village, Mumbai – 400 012 at 11.00 a.m. onwards on 07/02/2026** The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offere should deposit 25% (Inclusive of 10% EMD Amount) of the bidding amount immediately after auction on the same day or not later than next working day and balance 75% within 15 days or such extended period as agreed upon in writing between the Auction purchaser & the Bank, failing which the Bank shall forfeit the entire amount already paid by the offerer without any notice. Any Statutory and other dues if any payable on these properties have to be ascertained and borne by the purchaser. The intending purchasers may inspect the above properties **between 10.00 a.m. to 5.00 p.m. on 27/01/2026.** 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.

Sd/- J.J. Duraphe,
Authorised Officer, Abhyudaya Co-op. Bank Ltd.

Date : 19/01/2026 Place : Aurangabad