



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Recovery Dept., Shram Safalya CHS Ltd., G. D. Ambekar Marg, Parel village, Mumbai – 400012.

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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”** basis on **dated 05/11/2026 between 11.00 a.m. to 4.00 p.m.** for Recovery of the Bank dues as per the brief particulars given hereunder

Date of inspection & time	Last date & time for deposit of EMD amount	E-Auction date & time
28 th October 2026, 10.00 A.M. to 5.00 P.M	5 th November, up to 2.00 P.M	5 th November 2026, 11.00 A.M. to 4.00 P.M

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.	Mr.Akshay Rambhan Sangle & Ms. Sanket Rambhau Sangle	Rs. 42.26 Lakh+ further interest from 01.10.2026	Flat No.13, 3rd floor, Prabhusparsh Apartment , Swami Samrath Nagar, Survey No. 75/2/1/1, Plot No. 5 & 6, NandurNaka, Taluka Nandur, Dist-Nashik- 422 003. Area 828.00 sq. ft. Built Up. Owned by Mr.Akshay Rambhan Sangle & Ms. Sanket Rambhau Sangle.	Rs. 19,34,000/-	Rs. 1,93,400/-	Rs. 10,000/-	05.11.2026 at 11.00 a.m to 4.00 p.m
2.	Mrs. Vaishali Mahendra Shinde & Mr. Mahendra Gorakh Shinde	Rs. 21.73 Lakh+ further interest from 01.10.2026	Flat No.17, 3rd floor, Prabhusparsh Apartment , Swami Samrath Nagar, Survey No. 75/2/1/1, Plot No. 5 & 6, NandurNaka, Taluka Nandur, Dist-Nashik- 422 003. Area 580.00 sq. ft. Built Up. Owned by Mrs. Vaishali Mahendra Shinde & Mr. Mahendra Gorakh Shinde	Rs. 12,46,000/-	Rs. 1,24,600/-	Rs. 10,000/-	05.11.2026 at 11.00 a.m to 4.00 p.m
3.	Mrs.Rekha Sunil Deore (Borrower & Owner) Mr.Sunil Balu Deore (Co-borrower & Owner	Rs. 32.89 Lakh+ further interest from 01.10.2026	Flat No.B-09, on Third Floor area adm.36.77 sq.mtrs useable area of adjoining balcony area adm.3.09 sq.mtrs. in the building under name and style “Bajrang Apartment” constructed on S.No.30/3(A)/1/ 1/1/143 out of that Plot No.01 (according to approved layout plan P.No.1+143/1) area adm.549.31 sq.mtrs. Situated at “Makhmalabad”, Tal & Dist.Nashik, owned by Mrs.Rekha Sunil Deore and Mr.Sunil Balu Deore	Rs. 13,50,000/-	Rs. 1,35,000/-	Rs. 10,000/-	05.11.2026 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 **05.11.2026 from 11.00 a.m to 4.00 p.m.** and last date & time for deposit of EMD amount will be **05.11.2026 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 **28.10.2026.** 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 : 17/10/2026 Place : Nashik