



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. 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 11/12/2025 upto 4.00 p.m for the sale of the following properties in the physical possession of the Bank on "As it where is" As it what is" whatever there is , and without resource" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder :-

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Name of Owners	Reserve Price Rs.	Earnest Money Deposit Rs.	Date & Time Auction
1.	Mrs. Vaishali Mahendra Shinde & Mr. Mahendra Gorakh Shinde	Rs. 20.06 Lakh + Further interest from 01.11.2025	Flat No.17, 3rd floor, Prabhushparsh 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. 16,01,000/-	Rs. 1,60,100/-	12/12/2025 at 11.00 A.M.
2.	Mr.Akshay Rambhan Sangle & Ms. Sanket Rambhau Sangle	Rs. 39.35 Lakh + Further interest from 01.11.2025	Flat No.13, 3rd floor, Prabhushparsh 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. 23,21,000/-	Rs. 2,32,100/-	12/12/2025 at 11.00 A.M.
3.	Mrs.Rekha Sunil Deore (Borrower & Owner) Mr.Sunil Balu Deore (Co-borrower & Owner)	Rs. 31.00 Lakh + Further interest from 01.11.2025	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)/ 1/1/143 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. 14,80,000/-	Rs. 1,48,000/-	12/12/2025 at 11.00 A.M.
4.	Mr. Vilas Shamrao Mhaske (Borrower & Owner) Mrs. Anjana Vilas Mhaske (Co-borrower & Owner)	Rs. 16.70 Lakh + Further interest from 01.11.2025	All that piece and parcel of that Plot No.195, area adm.42.00 sq.mtrs. out of S.No.31/3/A and upon that ground floor, house property having carpet area adm.19.32 sq.mtrs and built up area adm.24.00 sq.mtrs. as per completion certificate dated 26.02.2013 situated at Ashwamegh Co-op. Hsg. Society Ltd., Mouje Makhmalabad, Tal.and District Nashik, owned by Mr. Vilas Shamrao Mhaske & Mrs. Anjana Vilas Mhaske	Rs. 14,00,000/-	Rs. 1,40,000/-	12/12/2025 at 11.00 A.M.

The Bank Draft/Pay Order of the EMD drawn in favour of **Abhyudaya Co-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-op. Bank Ltd., Recovery Dept., Shram Safalya CHS Ltd., 63, G. D. Ambekar Marg, Parel village, Mumbai – 400012.** at **11.00 a.m.** onwards on **12.12.2025**. 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 ascertain and borne by the purchaser. The intending purchasers may inspect the above properties **between 10.00 a.m. to 5.00 p.m. on 02/12/2025** inquiries, 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/-

Authorized Officer, Abhyudaya Co-op. Bank Ltd.

Date : 20/11/2025 Place : Nashik