



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Recovery Dept., Shram Safalya Building, 63, G. D. Ambekar Marg, Parel Village, Mumbai-400 012.

Tel. No. 24153694/95, 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 **06.10.2023 & 20.10.2023** upto **4.00 p.m** for the sale of the following properties in the possession of the Bank on "as is where is and what is basis" 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 of Auction
1	M/s. White Coal Industries	Rs. 110.51 Lakh + Further interest from 01.09.2023	Row House, Unit No.2, adm. Area 32.00 sq. mtrs. Built up area, Anurag Co-op. Hsg. Soc. Ltd., Plot No.G-42, Sector No.12, Kharghar, Navi Mumbai - 410 210. owned by Mr.Anil Kisan Dushman & Mrs.Sangita Anil Dushman	Rs. 55,20,000/-	Rs. 5,52,000/-	21.10.2023 at 11.00 A.M.
2	M/s.Sakshi Enterprises, Prop. Mr.Naresh Kailashchandra Saini,	Rs.47.12 Lakh + Further interest from 01.09.2023	Flat No.202, A Wing, on 2nd Floor, admeasuring 455 sq.ft. built up area in the bulding known as "Link House CHSL", on land bearing S.No.86 situated at Village Nilemore, Panchal Nagar, Nallasopara (West), Tal. Vasai, District Palghar - 401 203, owned by Mr.Naresh Kailashchandra Saini & Mrs.Nirmala Naresh Saini	Rs. 29,58,000/-	Rs. 2,95,800/-	21.10.2023 at 11.00 A.M.
3	M/s.Cosmos Trade Link	Rs.89.19 Lakh + Further interest from 01.09.2023	Flat No.401, 4th floor, Building No.C-21, "Hari Om Shanti Nagar CHSL", Opp. Shanti Nagar, Pre-Primary School, Sector-V, Mira Road (East), Dist-Thane- 401 107, area admeasuring 380.00 sq. ft.	Rs. 34,20,000/-	Rs. 3,42,000/-	21.10.2023 at 11.00 A.M.
4	M/s. Millennium Farm Fresh Prop.Mr.Babulal Alguram Gupta	Rs.60.11 Lakh + Further interest from 01.09.2023	Tenement No.2402, adm.225 sq.ft. carpet area in the Bldg. No.5/C, Mumbai Tower CHS Ltd., Mumbai Mill Worker Transit Bldg., R.M.Bhogale Marg, New Hind Mill Compound, CTS No.749, 8/716, Mazgaon, Mumbai - 400 010 Owned by Mr.Babulal Alguram Gupta.	Rs. 57,38,000/-	Rs. 5,73,800/-	21.10.2023 at 11.00 A.M.
5	Mr.Bansilal Ganaram Choudhary	Rs.41.17 Lakh + Further interest from 01.09.2023	Flat No.B/606, 6th Floor, adm.about 39.099 sq.mtrs. carpet area & terrace adm.4.050 sq.mtr. carpet area in building known as "Chardham" situated on Plot No.78, Sector 23, Taloje Pendhar, Taluka Panvel, Dist.Raigad owned by Mr.Bansilal Ganaram Choudhary & Mrs.Pushpakumari Bansilal Choudhary	Rs. 26,88,000/-	Rs. 2,68,800/-	07.10.2023 at 11.00 A.M.
6	Mr. Sandesh	Rs.28.21 Lakh	Flat No.204, 2nd floor, Building No.05, SHREE GANESH CHSL	Rs. 28,21,000/-	Rs. 2,82,100/-	07.10.2023

Choudhary & Mrs.Pushpakumari Bansilal Choudhary						
6	Mr. Sandesh Vishwanatha Shetty	Rs.28.21 Lakh + Further interest from 01.09.2023	Flat No.204, 2nd floor, Building No.05, SHREE GANESH CHSL, Unnat UL-1, Sector- 19A, Ulwe Node-, Navi Mumbai- 410 206	Rs. 20,00,000/-	Rs. 2,00,000/-	07.10.2023 at 11.00 A.M.
7	Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse	Rs.327.67 Lakh + Further interest from 01.09.2023	1) Flat No.2, Gr. Floor, "Ghatkopar Priyanjali CHSL, Jgdushanagar, Ghatkopar (West), Mumbai- 400 086, Area adm.364 sq. ft carpet. Owned by Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse 2) Flat No. 19, 4th Floor, "Ghatkopar Priyanjali CHSL, Jgdushanagar, Ghatkopar (West), Mumbai- 400 086, Area adm.364 sq. ft carpet. Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse	Rs. 76,00,000/- Rs. 65,52,000/-	Rs. 7,60,000/- Rs. 6,55,200/-	07.10.2023 at 11.00 A.M.
8	M/s Shivam Clearing Agency (Mumbai) Pvt. Ltd., Mrs.Saroj Santosh Thavi	Rs.595.43 Lakh + Further interest from 01.09.2023	1) Office No.603, adm. about 565 sq.ft.(Built-up area), on 6th Floor "Central Facility Building" in APMC fruit Market Complex, Plot No.3 & 7, Gat No.796, Sector 19 Village Turbhe, Taluka Thane i Navi Mumbai - 400 703 owned by Mrs.Saroj Santosh Thavi. 2) Office No 502, adm. About 380 sq ft.(Built-up area) 5th Floor, The old sharda Chambers No.1, Premises CHS Ltd., 31, K N Road, Bhat Bazar, Masjid Bunder, Mumbai - 400 009	Rs. 42,38,000/- Rs. 48,45,000/-	Rs. 4,23,800/- Rs. 4,84,500/-	07.10.2023 at 11.00 A.M.
9	M/s.Shree Sadguru Enterprise Prop.Mr.Kiran Laxman Dhavale	Rs.555.16 Lakh + Further interest from 01.09.2023	1) Office/Unit No.21, in Block "T", adm.area about 518 sq.ft.(built up), on 1st floor, in Additional Shop Cum Godown Complex of the building known as Market -II, Phase II situated on Plot No.7, in Sector 19B out of Gat No.796 in the Revenue Village of Turbhe (Vashi), Taluka and District Thane Owned by Mr.Kiran Laxman Dhavale. 2) Office/Unit No.8 in Block "T", adm.about 518 sq.ft.Built up area, 1st floor, in "Additional Shop-Cum-Godown Complex" APMC Market-II, Phase 2, Plot No.7, Sector 19(b), Vashi (Turbhe), Tal. & Dist.Thane Owned by Mr.Kiran Laxman Dhavale 3) Office/Unit No.9 in Block "T", adm.about 518 sq.ft., Built-up area, 1st Floor, in "Additional Shop-Cum-Godown Complex", APMC Market-II, Phase2, Plot No.7, Sector 19(b), Vashi (Turbhe), out of Gat No.796 Tal. & Dist.Thane together with furniture, fixtures & fittings therein present and future owned by Mr.Kiran Laxman Dhavale	Rs. 46,62,000/- Rs. 49,50,000/- Rs. 49,50,000/-	Rs. 4,66,200/- Rs. 4,95,000/- Rs. 4,95,000/-	07.10.2023 at 11.00 A.M.
10	M/s.Omkar Krupa Builders & Developer	Rs. 80.95 Lakh + Further interest from 01.09.2023	1) Shop No.9, adm.area 350 sq.ft. super built-up with loft and 2) Shop No.10, adm.290 sq.ft. Super Built-up with loft both shops are on ground floor, in building "Gandhar" CHS Ltd., on GES Plot No.196, Sector 21, Kamothe, Navi Mumbai, Taluka and Registration Sub District Panvel, District Raigad Owned by Late Shashikant Krishnaji Patil, Prop. of M/s. Omkar Krupa Builders & Developers.	Rs. 37,44,000/-	Rs. 3,74,400/-	07.10.2023 at 11.00 A.M.
11	Mr. Sitaram Narayan Funde, Prop.of M/s.Shree Ganesh Construction	Rs. 68.72 Lakh + Further interest from 01.09.2023	Flat No.A/9, 523 sq.ft.carpet area, Shri Arya Durga CHS Ltd., CTS No.825, Chaphekar Bandhu Marg, Mulund (E), Mumbai - 400 081 owned by Mr.Rajendra Murlidhar Padhye.	Rs. 84,60,000/-	Rs. 8,46,000/-	07.10.2023 at 11.00 A.M.
12	M/s. Trinity Kitchenwear Ltd.	Rs. 280.16 Lakh + Further interest from 01.09.2023	Office No.426 & 427, on 3rd floor, adm.20.84 sq.mtrs. carpet area (approx. 224.42 sq.ft.),EACH in building known as "Orchard Road Mall Wing-B", in ORM Wing-B Co.op.Premises Soc.Ltd., bearing Survey No.169(part), City Survey No.1627 (part) Village Marol Maroshi, Taluka Andheri, Royal Palms, Aarey Milk Colony, Mayur Nagar, Goregaon (E), Mumbai - 400 065. owned by M/s. Trinity Kitchenwear Ltd.	Rs. 45,00,000/-	Rs. 4,50,000/-	07.10.2023 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 Building, 63, G. D. Ambekar Marg, Parel Village, Mumbai-400 012 at 11.00 a.m. onwards on 07.10.2023 & 21.10.2023.** The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offerer 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 11.00 a.m. to 3.00 p.m. On 04.10.2023 & 18.10.2023.** 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.

STATUTORY SALE NOTICE UNDER SARFAESI ACT

The Borrower(s)/Guarantor(s) are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be auctioned and balance if any will be recovered with interest and cost.

Date : 16.09.2023
Place : Mumbai.

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