



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 21.09.2023 & 06.10.2023 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	Mr. Sudhir Shantaram Nandgaonkar & Aarti Sudhir Nandgaonkar	Rs.15.39 Lakh + Further interest from 01.08.2023	Flat No.A/203, 2ND FLOOR,"A" Wing, DESAI Regency, S.No. 133(131, 136, & S.No. 39(a), 70(124, At & Post Mirjoli, Tal Chiplun , Dist-Ratnagiri. adm 619.sq.ft built-up, owned by Mr. Sudhir Shantaram Nandgaonkar & Aarti Sudhir Nandgaonkar	Rs. 19,80,000/-	Rs. 1,98,000/-	22.09.2023 at 11.00 A.M.
2	M/s. Mahalaxmi Polytex	Rs.141.10 Lakh + Further interest from 01.08.2023	Flat No.201 to 204, 2nd floor, (House No.379),Mahaveer Compound, Near Aishwarya Hotel, Bhiwandi Kalyan Road, Village Temghar, Bhiwandi, Thane-421 302. adm. 2400.sq.ft built up.owned by Mr. Devdas Chennamallu Dusa	Rs. 40,80,000/-	Rs. 4,08,000/-	22.09.2023 at 11.00 A.M.
3	Mr. Chintamani Narayan Bagwe , Prop. of M/s. Color Krushani,	Rs.28.63 Lakh + Further interest from 01.08.2023	Flat no. 402, 4th Floor, adm. 514 sq/ft. Carpet, Building No. B/2, "Panvelkar Sankul", Near Siddhi City, Kharavi Naka, Village Kulgaon, Badlapur East, Thane - 421 503. owned by Mr. Chintaman Narayan Bagwe	Rs. 18,51,000/-	Rs. 1,85,100/-	22.09.2023 at 11.00 A.M.
4	KRV Financial Advisor Pvt.Ltd.	Rs.1447.48 Lakh + Further interest from 01.08.2023	Office Premises/Module No.T-451 adm. About 13268.870 sq.feet. Built up area, on the 5th Floor of Tower No.4 of International Infotech Park, Sector 30-A, Vashi Railway Station Complex, IIP Vashi, Navi Mumbai - 401 705 owned by KRV Financial Advisor Pvt. Ltd	Rs. 16,59,00,000/-	Rs. 1,65,90,000/-	22.09.2023 at 11.00 A.M.
5	M/s. Micro Pure, Prop. Pravin Hridanarayan Tiwari	Rs.58.12 Lakh + Further interest from 01.08.2023	Flat No.1, on the Ground Floor, in "A" Wing, having Built UP AREA 23.04 sq.mtr. in the society known as "Sai Rajya 'B' Bldg.CHS Ltd., Shirdi Nagar, Navghar Phatak Road, Bhayander (E), Tal. & Dist.Thane - 401 105 Taluka & Dist.Thane owned by Mr. Pravin Hridaynarayan Tiwari.	Rs. 22,32,000/-	Rs. 2,23,200/-	22.09.2023 at 11.00 A.M.
6	Mr.Choudhary Reshma Gopinath & Mrs. Choudhary Gopinath. M.	Rs.47.25 Lakh + Further interest from 01.08.2023	Flat.No.701, 7th floor, "A Wing," adm.672 sq.ft. Carpet area, Royal Garden, Residency, Kalyan - Bhiwandi Road, Bhiwandi-421302 owned by Mr. Choudhary Reshma Gopinath & Mr. Choudhary Gopinath Madhukar	Rs. 24,00,000/-	Rs. 2,40,000/-	22.09.2023 at 11.00 A.M.
7	Mr.Choudhary Jyoti Balwant & Mrs. Choudhary Balwant Madhukar	Rs.47.56 Lakh + Further interest from 01.08.2023	Flat.No.702, 7th.floor, "A Wing," adm.672 sq.ft. Carpet area, Royal Garden, Residency, Kalyan - Bhiwandi Road, Bhiwandi-421302 owned by Mr. Choudhary Balwant Madhukar & Mrs. Choudhary Jyoti Balwant	Rs. 24,00,000/-	Rs. 2,40,000/-	22.09.2023 at 11.00 A.M.
8	Mr. Dalpat Narbheram Panchal, Prop. of M/s.Ambika Sheet Metal	Rs.743.87 Lakh + Further interest from 01.08.2023	Machinery (Unit/Gala No.5, Ground Floor of 'D' Wing" Agra Road Industrial Premises Co.op. Society Ltd. at Ghatkopar Industrial Estate, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai 400 086)	Rs. 40,00,000/- +GST (as applicable)	Rs. 4,00,000/-	22.09.2023 at 11.00 A.M.
9	Mrs. Rinku Arvind Jain, Prop. of M/s. Ambika Packing Works,	Rs.86.89 Lakh + Further interest from 01.08.2023	R Flat No.11 on the Third Floor adm. about 864 sq.ft. Built - up are equivalent to 80.30 sq.mtrs. "Jagdish Niwas CHS Ltd" Village Kasar Ali, Panjarpol, Nazrana Compound, Bhiwandi, Dist.Thane, owned by Mrs. Rinku Arvind Jain	Rs. 17,10,000/-	Rs. 1,71,000/-	22.09.2023 at 11.00 A.M.
10	M/s. Jay Marketing, Prop. Kirtikujmar K. Prajapati	Rs. 63.21 Lakh + Further interest from 01.08.2023	Shop No.33, Gr. floor, Bhavani Jyot Tower CHSL, Chandan Park, Village Khari, Bhayander (East), Dist-Thane- 401 105. owned by Narayanbhai Mohanbhai Prajapati. Adm area. 164. sq.ft built up.	Rs. 15,58,000/-	Rs. 1,55,800/-	22.09.2023 at 11.00 A.M.
11	M/s. Nidhi Enterprises, Prop. Mr. Rajesh Premnarayan Trivedi	Rs. 2242.01 Lakh + Further interest from 01.08.2023	1) Shop No. 16, adm.294 sq.ft. carpet area (i.e. equivalent to 420 sq.ft. super built up) on Ground Floor, Building No.15 of "Manassarovar Complex", Phase - I, of the Manassarovar Complex CHS Ltd.,situated on Plot No. 1, 2, 4, 5, 19 to 26, Sector 34, Kamothe GES, Navi Mumbai owned by Mrs.Rekha Jitendra Tripathi. 2) Shop No. 17 adm.329 sq.ft.carpet area (i.e. equivalent to 470 sq.ft.Super Built up) Ground Floor of the Building No.15 of "Manassarovar Complex", Manassarovar Complex CHS Ltd., situated on Plot No.1, 2, 4, 5, 19 to 26, Sector 34, Kamothe GES, Navi Mumbai	Rs. 32,34,000/- Rs. 36,19,000/-	Rs. 3,23,400/- Rs. 3,61,900/-	07.10.2023 at 11.00 A.M. 07.10.2023 at 11.00 A.M.
12	M/s. Vijaychem Industries Prop. of Mr. Vijay Kanubhai Limbachia	Rs. 280.16 Lakh + Further interest from 01.08.2023	1) Land alongwith factory building constructed thereon or to be constructed thereon plot of land adm. OH-20 Aars & O Prati carved out of larger Plot of land adm.3H-10 Aars & 7 Prati, bearing Survey No.158, Hissa No.(as per 7/12 extract S.No.158, Hissa No. 2 at Village Saparonda, Tal. Wada, Dist.Thane now Palghar Owned by M/s. Vijaychem Industries, Prop. Mr. Vijay K. Limbachia.	Rs. 2,73,00,000/-	Rs. 27,30,000/-	22.09.2023 at 11.00 A.M.

13	M/s. Ayush Enterprises Prop Mr. Avdeshkumar Raghunandanlal Dubey	Rs. 49.51 Lakh + Further interest from 01.08.2023	Flat No.401, adm.489 sq.ft. i.e. 45.42 sq.mtrs.(built-up area), 4th Floor, in building No.A-1 known as Sai Mansarovar CHS Ltd., Near Varla Devi Lake, Mansarovar, Phase No.1, on Land bearing Survey No. 22, S.No.15 of Hissa No.2 & 1(P) at Village - Phene, Taluka - Bhiwandi, Dist.Thane owned by Mr. Avdeshkumar Raghunandanlal Dubey.	Rs. 19,95,000/-	Rs. 1,99,500/-	22.09.2023 at 11.00 A.M.
14	M/s. Vin Pharma	Rs. 1193.30 Lakh + Further interest from 01.08.2023	Shop No.1 "A" Wing, on the Ground Floor, in the building Lal Bahadur Co.op.Housing Society Ltd., Shop No.1, "A" Wing, adm.260 sq.ft. built-up area on the S.No.172/C, C.T.S.Nos.3203 to 3206 & 3207 (part) situated Agra Road, Ghatkopar (West), Mumbai - 400 086 owned by Mrs. Bina Nitin Shah.	Rs. 93,60,000/-	Rs. 9,36,000/-	22.09.2023 at 11.00 A.M.
15	Mr. Yogesh Sharad Barve, Prop M/s. Yogeshwari Suppliers	Rs. 257.65 Lakh + Further interest from 01.08.2023	Gold Valley Konkan, S.No.115/c, Plot No.18, Sector C-3, Village Warchiwadi, Tal. Mangaon, Dist. Raigad - area adm. 1376 sq.ft. Owned by Mr. Yogesh Sharad Barve.	Rs. 27,91,000/-	Rs. 2,79,100/-	22.09.2023 at 11.00 A.M.
16	Mr.Kuldeep Shreeram	Rs. 11.64 Lakh + Further interest from 01.08.2023	Flat No.1001, 1st Floor, Karma Nagri Phase-i, CHSL, Near New Ekta Phase-I, Panvel-Mumbra Road, Village Pimpri, Dist-Thane. Area 180 sq. Ft carpet, owned by Mr.Kuldeep Shriram	Rs. 5,76,000/-	Rs. 57,600/-	22.09.2023 at 11.00 A.M.
17	M/s. Om Sai Ram Milk Suppliers	Rs. 243.64 Lakh + Further interest from 01.08.2023	Flat No.701, 7th Floor, adm.built-up area 49.24 sq.mtrs + 30.49 sq.mtrs terrace, Vakratund Co. op. Housing Society Ltd. in GES Scheme, Plot No.23, S Sector 10, Taloja, Panchand, Tal.Panvel, Dist. Raigad - 410 208 owned by Mr. Ramprasad Phunnar Yadav.	Rs. 32,97,000/-	Rs. 3,29,700/-	22.09.2023 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 22.09.2023 & 07.10.2023.** 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 16.09.2023 & 03.10.2023.** 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 : 31.08.2023
Place : Mumbai.

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