



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 **23.07.2025 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 recourse" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder:-

Sr.	Borrowers Name	Amt. Outstanding	Description of properties and name of owners	Reserve Price	Earnest Money	Date & Time
1	M/s Shivam Clearing Agency (Mumbai) Pvt.Ltd., & Mrs. Saroj Santosh Thavi	Rs.577.06 Lakh + further int. from 01.07.2025	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, owned by M/s Shivam Clearing Agency (Mumbai) Pvt.Ltd.,	Rs. 33,44,000/-	Rs.3,34,400/-	24.07.2025 at 11.00 A.M.
2	Mr.Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 24.85 Lakh + Further interest from 01.07.2025	Flat No.503, 5th floor, "B" Wing, Dharti Tower, Dharti CHSL, Village Valiyali, Manjarli Road, Badlapur, Tal-Ambernath, Dist-Thane- area adm.403.63 sq. Ft. owned by Mr.Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 17,76,000/-	Rs. 1,77,600/-	24.07.2025 at 11.00 A.M.
3	Mr. Sagar Suresh Patil	Rs. 30.08 Lakh + Further interest from 01.07.2025	Flat No.003, (adm.533 sq.ft.carpet area) on Ground Floor, "C" Wing, Om Aajli Darshan, Survey No.169, Hissa No.0, Vichumbe, Tal.Parvel, Dist.Raigad - 410 206 owned by Mr.Sagar Suresh Patil.	Rs. 23,99,000/-	Rs. 2,39,900/-	24.07.2025 at 11.00 A.M.
4	Mr.Shailendra Deoprabhakar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 19.08 Lakh + Further interest from 01.07.2025	Flat No.2, (adm.28.348 sq.mtr. carpet area), Ground Floor, Plot No.3, Manokamana CHS Ltd., Survey No.123, Hissa No.14, Village -Kolkhe (Peth), Taluka - Parvel, Dist.Raigad - 410 206 owned by Mr. Shailendra Deoprabhakar Dwivedi.	Rs. 18,36,000/-	Rs. 1,83,600/-	24.07.2025 at 11.00 A.M.
5	M/s.VKE Plumbing Pvt.Ltd.	Rs. 1427.08 Lakh + Further interest from 01.07.2025	1) Office No.004, adm.area 10.68 sq.mtrs. carpet, 1st Floor in the Building E-5 known as Highland Park E-5 Commercial Premises CHS Ltd., constructed on a Plot of land bearing Survey No.147, Hissa No.1 (part) [CTS No.469/1] lying and situated at Nahur, Near Mulund Colony, Mulud (W), Mumbai 400 082 owned by M/s.VKE Plumbing Pvt.Ltd., 2)Shop No.7, adm. area 14.86 sq.mtrs. carpet, Ground Floor in the Building E-5 known as Highland Park E-5 Commercial Premises CHS Ltd., constructed on a Plot of land bearing Survey No.147, Hissa No.1 (part) [CTS No.469/1] lying and situated at Nahur, Near Mulund Colony, Mulud (W), Mumbai 400 082 owned by M/s.VKE Plumbing Pvt.Ltd.	Rs. 30,63,000/- Rs.88,13,000/-	Rs. 3,06,300/- Rs.8,81,300/-	24.07.2025 at 11.00 A.M.
6	Mr.Vasant Bakirao Garje & Mrs. Janabai Vasant Garje	Rs. 20.64 Lakh + Further interest from 01.07.2025	Flat No.406, 4th floor, Gauri Vinayak , S. No.4/1A, Plot No.06, CTS No.493, Village Shendavali, Khopoli, Taluka-Khalapur, Dist-Raigad. Area adm. 29.44 sq. mtrs carpet, owned by Mr.Vasant Bakirao Garje & Mrs. Janabai Vasant Garje	Rs. 16,15,000/-	Rs.1,61,500/-	24.07.2025 at 11.00 A.M.
7	M/s.Omkar Krupa Builders & Developer Prop.Late Shashikant Krishnaji Patil Since deceased through his legal heirs : a) Smt.Sheetal Shashikant Patil -Wife b) Mr.Nikhil Shashikant Patil - Son, c) Mrs.Neha Deshmukh - Daughter	Rs. 56.13 Lakh + Further interest from 01.07.2025	Flat No.2, adm. 600 sq.ft. carpet (i.e. 712 sq.ft. built-up) on Ground Floor, "C" Wing, in building "Om Aajli Darshan" Survey No.169, Hissa No.0 situated within the Village Vichumbe, Taluka Parvel, District Raigad owned by Mr.Nikhil Shashikant Patil.	Rs. 36,00,000/-	Rs.3,60,000/-	24.07.2025 at 11.00 A.M.
8	Mr. Vinayak Kailash Singh & Ms.Aachal Vinayak Singh	Rs. 31.12 Lakh + Further interest from 01.07.2025	Flat No.101, adm. Area 52.67 Sq.mtrs carpet Area on 1st floor, "k" Wing Type-A, "Tulsi Aastha" Building , S. No.45/4/A,45/4/B, 45/4/C, Village Kharvali, Taluka Ambarnath, District-Thane.owned by Mr. Vinayak Kailash Singh & Ms.Aachal Vinayak Singh	Rs. 22,68,000/-	Rs.2,26,800/-	24.07.2025 at 11.00 A.M.,
9	Mrs. Sarita Pawankumar Yadav & Mr. Yadav Pawankumar B.	Rs.34.59 Lakh + Further interest from 01.07.2025	Flat No. 701, 7th floor,adm.475 sq.ft. Carpet area, Flat No.702, 7th floor adm.475 sq.ft. Carpet area, Bldg No.1, Wing "B" Shree Krishna Residency,Village- Valivil, Badlapur (W), Tal-Ambernath, Dist-Thane-421 503 owned by Mrs. Sarita Pawankumar Yadav & Mr. Yadav Pawankumar B.	Rs. 19,00,000/- Rs.19,00,000/-	Rs. 1,90,000/- Rs.1,90,000/-	24.07.2025 at 11.00 A.M.,
10	Mr.Kiran Kashinath Kamble (Borrower & Owner) Smt.Sunanda Kashinath Kamble (Co-borrower)	Rs.30.70 Lakh + Further interest from 01.07.2025	Flat No.301, 3rd Floor, B/4 Wing, adm. about 525 sq.ft. Built-up area in the building name "River Park A-2, B-3, B-4 CHS Ltd., situated on Non-Agriculture Land bearing Survey No.66, Hissa No.1, Village - Kulgaon, Badlapur, Tal. Ambarnath, District Thane owned by Mr. Kiran Kashinath Kamble	Rs. 18,00,000/-	Rs.1,80,000/-	24.07.2025 at 11.00 A.M.

11	Mr. Pratik Siddharth Kamble	Rs. 26.09 Lakh + Further interest from 01.07.2025	Flat No.202; 2nd floor, "ANAND PARK BUILDING" "Bopala Village, Taluka- Karjat, District- Raigad- 410 101 Area" adm 427.00 sq. feet, carpet, owned by Mr. Pratik Siddharth Kamble	Rs. 12,15,000/-	Rs.1,21,500/-	24.07.2025 at 11.00 A.M.
12	M/s.Shree Sadguru Enterprise Prop.Mr.Kiran Laxman Dhavale	Rs. 821.14 Lakh + Further interest from 01.07.2025	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,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 owned by Mr.Kiran Laxman Dhavale.	Rs. 38,54,000/- Rs. 38,54,000/- Rs.38,54,000/-	Rs.3,85,400/- Rs.3,85,400/- Rs.3,85,400/-	24.07.2025 at 11.00 A.M.
13	Mr. Ravindra Ashok Gholap & Mrs. Rajashree Ravindra Gholap	Rs. 32.44 Lakh + Further interest from 01.07.2025	Flat no. 601, on 6th floor, of "A" WING, Building name "Gharkul CHSL Survey No.75/1, 75/2, (p), admeasuring about 460.00 sq.ft (carpet area), Village -Belavali, Badlapur (East), Tal-Ambemath, Dist-Thane-421 503,owned by Mr. Ravindra Ashok Gholap &Mrs. Rajashree Ravindra Gholap,	Rs. 26,91,000/-	Rs.2,69,100/-	24.07.2025 at 11.00 A.M.
14	Late. Sali Padmakar Ramnath, Since deceased through his legal heirs : a) Mrs. Achari Vidya – Sister, b) Mr. Sali Sharad Ramnath – Brother, c) Mr. Sali Pravin Ramnath – Brother	Rs. 15.10 Lakh + Further interest from 01.07.2025	Flat No.2204, 22nd Floor, 'H' Wing, Bldg.No.4, adm.30.68 sq.mtrs. CTS No.376(p) & 392(p), MHADA Project Code – 263, Bolinj, Virar – 401 303 owned by 1) Late.Sali Padmakar Ramnath, Since deceased through his legal heirs : a) Mrs.Achari Vidya – Sister, b) Mr.Sali Sharad Ramnath – Brother, c) Mr.Sali Pravin Ramnath – Brother	Rs. 22,28,000/-	Rs.2,22,800/-	24.07.2025 at 11.00 A.M.
15	Mr. Bhende Gaurav Dattatray (Borrower & Owner) Mrs. Bhende Rohini Dattatray (Co-Borrower) Mrs. Bhende Pooja Gaurav (Co-Borrower)	Rs. 27.15 Lakh + Further interest from 01.07.2025	Flat No. 102, (adm. 39.55 Sq. Mtr. Carpet area) on First Floor, Shree Ganesh Apartment, Survey No.41, Hissa No. 3+4A, C.T.S. No.1079, Plot No. 7, Mauje Chinchavali Shekin, Khopoli, Tal - Khalapur, Dist- Raigad-410203- Owned By Mr. Bhende Gaurav Dattatray	Rs. 20,32,000/-	Rs.2,05,200/-	24.07.2025 at 11.00 A.M.
16	Mr.Yogesh Nanjappa Gowda (Borrower & owner) Mrs.Archana M. (Co-borrower)	Rs. 30.26 Lakh + Further interest from 01.07.2025	Flat No.18, adm. about 28.60 sq.mtrs. carpet area, 3rd Floor, A-3 Wing, Ruby Building, Shreeji Aura Complex, Dahivalli, Tal.Karjat, Dist.Raigad-410 201 owned by Mr.Yogesh Nanjappa Gowda	Rs. 21,76,000/-	Rs.2,17,600/-	24.07.2025 at 11.00 A.M.
17	M/s. Ayush Enterprises Prop. - Mr.Avdeskhumar Raghunandanlal Dubey	Rs. 59.50 Lakh + Further interest from 01.07.2025	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.Avdeskhumar Raghunandanlal Dubey.	Rs.17,00,000/-	Rs.1,70,000/-	24.07.2025 at 11.00 A.M.
18	M/s. Mahalaxmi Polytex	Rs.161.06 Lakh + Further interest from 01.07.2025	Flat No.201 to 204, 2nd floor, (House No.379),Mahaveer Compound, Near Aishwarya Hotel, Bhiwandi Kalyan Road, Village Temghar, Bhiwandi, Thane-40421 302 adm. 2400.sq.ft built up, owned by Mr. Devdas Chennamallu Dusa	Rs. 32,40,000/-	Rs.3,24,000/-	24.07.2025 at 11.00 A.M.
19	Mrs.Choudhary Reshma Gopinath & Mr. Choudhary Gopinath M.	Rs.53.14 Lakh + further int. from 01.07.2025	Flat No.701, 7th floor,"A" Wing,"adm.672 sq.ft. Carpet, Royal, Bhiwandi Road, Bhiwandi-421302 owned by Mrs. Choudhary Reshma Gopinath & Mr. Choudhary Gopinath Madhukar	Rs. 22,00,000/-	Rs.2,20,000/-	24.07.2025 at 11.00 A.M.
20	Mrs.Choudhary Jyoti Balwant & Mr. Choudhary Balwant Madhukar	Rs.53.48 Lakh + further int. from 01.07.2025	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. 22,00,000/-	Rs.2,20,000/-	24.07.2025 at 11.00 A.M.
21	M/s.Low Price Supermart	Rs. 371.81 Lakh + Further interest from 01.07.2025	Flat No.304, adm.914 sq.ft., equivalent to 84.91 sq.mtrs.(carpet area) on 3rd floor alongwith one podium Car Parking Space, adm.13.75 sq.mtrs. In Tower No.C in the Complex known as "Tirumala Habitas", constructed on land, adm. 12,343.61 sq.mtrs. or thereabouts, bearing Survey No.269 (part) CTS No.622 – B (part) or CTS No.622/B/2 of Village Mulund (W), situated at Opp.S.H.Kelkar & Co., Of L.B.S.Marg, B.R.Road, Mulund (W), Mumbai – 400 080 owned by Mr.Kalyanji Kanji Kodvara and Mrs. Hemlataben Kalyanji Kodvara	Rs. 2,93,00,000/-	Rs.29,30,000/-	24.07.2025 at 11.00 A.M.
22	Mr. Mhatre Kantilal Jagannath	Rs. 9.31 Lakh + Further interest from 01.07.2025	Shop No.2, Ground Floor, Redwood Galaxy CHS Ltd., S. No.109/5B, Plot No.5, Village Pen, Tal – Pen, Dist - Raigad owned by Mr.Kantilal Jagannath Mhatre	Rs. 14,50,000/-	Rs.1,45,000/-	24.07.2025 at 11.00 A.M.
23	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 26.29 Lakh + Further interest from 01.07.2025	Flat No.102, adm. 346.60 sq.ft. Carpet area + 98.80 sq.ft. Terrace = 445.40 sq.ft., 1st Floor, Ekvira Vishwa, Survey No.475, Hissa No.A, Plot No.02, Chinchpada, Pen, Raigad – 402 107 together with furniture, fixture and fittings thereon both present and future owned by Mrs.Vaishali Ravindra Mhatre	Rs. 22,00,000/-	Rs.2,20,000/-	24.07.2025 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-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 Safalaya CHS Ltd., G. D. Ambekar Marg, Parel village, Mumbai – 400012, at 11.00 a.m. onwards on 24.07.2025. The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offender 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 14.07.2025. Enquiries, if any and/or 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.

Date : 03.07.2025

Place: Mumbai.

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