



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 10.08.2023 & 29.08.2023 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 Ourstanding	Description of properties and name of owners	Reserve Price Rs.	Earnest Money Deposit Rs.	Date & Time of Auction
1	M/s. Shree Sadguru Enterprise Prop. Mr. Kiran Laxman Dhavale	Rs.546.69 Lakh + Further interest from 01.07.2023	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 in Revenue Village of Turbhe, Tal. & Dist.Thane together with furniture, fixtures & fittings therein present and future owned by Mr. Kiran Laxman Dhavale.	Rs. 51,80,000/- Rs. 55,00,000/- Rs. 55,00,000/-	Rs.5,18,000/- Rs.5,50,000/- Rs.5,50,000/-	11.08.2023 at 11.00 A.M. 11.08.2023 at 11.00 A.M. 11.08.2023 at 11.00 A.M.
2	M/s. Omkar Krupa Builders & Developer	Rs.79.05 Lakh + Further interest from 01.07.2023	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. 41,60,000/-	Rs.4.60.000/-	11.08.2023 at 11.00 A.M.
3	Mr.Kuldeep Shreeram	Rs.11.57 Lakh + Further interest from 01.07.2023	Flat No.1001, 1st Floor, Karma NagriPhase-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/-	11.08.2023 at 11.00 A.M.
4	Mr. Bansilal Ganaram Choudhary	Rs. 40.65 Lakh + Further interest from 01.07.2023	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.30,24,000/-	Rs. 3,02,400/-	11.08.2023 at 11.00 A.M.
5	M/s Shivam Clearing Agency (Mumbai) Pvt. Ltd., Mrs.Saroj Santosh Thavi	Rs. 487.86 Lakh + Further interest from 01.07.2023	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 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 owned by M/s. Shivam Clearing Agency (Mumbai) Pvt. Ltd.	Rs.48,03,000/- Rs. 57,00,000/-	Rs.4,80,300/- Rs.5,70,000/-	11.08.2023 at 11.00 A.M. 11.08.2023 at 11.00 A.M.
				Rs. 22,50,000/-	Rs. 2,25,000/-	11.08.2023

6	Mr. Sandesh Vishwanatha Shetty	Rs. 27.85 Lakh + Further interest from 01.07.2023	Flat No. 204, 2 nd floor, Building No.05, SHREE GANESH CHSL, Unnat UL-1, Sector- 19A, Ulwe Node-Navi Mumbai- 410 206, adm. Area 324.21 sq.ft built up.	Rs. 22,50,000/-	Rs. 2,25,000/-	11.08.2023 at 11.00 A.M.
7	M/S. Veer Wires Pvt. Ltd.	Rs. 321.69 Lakh + Further interest from 01.07.2023	Machinery (Plot No.2, Survey No.820/1 Near HDIL Paradise City, Udyog Nagar, Chintu Pada, Bidco Mahim Road Village -Mahim, Taluka and District Palghar-401 404)	Rs.67,18,000/- GST (as applicable)	Rs.6,71,800/-	11.08.2023 at 11.00 A.M.
8	Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse	Rs. 213.68 Lakh + Further interest from 01.07.2023	1) Flat No.2, adm. area 364 sq.ft. (carpet area) on Ground Floor, in building known as Ghatkopar Priyanjali CHS Ltd., CTS No.74/7 Jagdusha Nagar, Ghatkopar (W), Mumbai - 400 086 owned by Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse 2) Flat No.19, on the 4th Floor of Ghatkopar Priyanjali CHS Ltd., situated at Plot No.52, CTS No. 74/7, Golibar Road, Jagdusha Nagar, Ghatkopar (W), Mumbai - 400086, adm. 364 sq. ft. Carpet area owned by Mr. Umesh Daulat Valse & Mrs. Vasudha Umesh Valse.	Rs. 83,30,000/- Rs.72,76,000/-	Rs 8,33,000/- Rs. 7,27,600/-	11.08.2023 at 11.00 A.M.
9	M/s. Vin Pharma	Rs. 1181.86 Lakh + Further interest from 01.07.2023	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/-	11.08.2023 at 11.00 A.M.
10	Mr. Sandeep Tanaji Mandavkar & Mrs. Smita Sandeep Mandavkar	Rs. 95.97 Lakh + Further interest from 01.07.2023	Flat No.12, 3rd floor, Namdeo CHSL, Near Pancholi Hospital, 90 feet Road, Ghatkopar (East), Mumbai- 400 077. area adm. 480 sq.ft built up. Owned by Mr. Sandeep Tanaji Mandavkar & Mrs. Smita Sandeep Mandavkar	Rs. 72,25,000/-	Rs. 7,22,500/-	11.08.2023 at 11.00 A.M.
11	M/s.KBS Computers Pvt.Ltd..	Rs.669.35 Lakh + further int. from 01.07.2023	Plot No.EL-118 known as KBS House, alongwith structure (G+2Floor) constructed thereon adm.599.03 sq.mtrs. Built-up, i.e. 600 sq.mtrs., Trans Thane Creek Industrial Area, MIDC Electronic Zone, situated at Village Mahape, Navi Mumbai - 400 701 owned by M/s. KBS Computers Pvt. Ltd.	Rs.3,25,00,000/-	Rs.32,50,000/-	30.08.2023 at 11.00 A.M
12	Mr. Sitaram Narayan Funde, Prop.of M/s. Shree Ganesh Construction	Rs.67.56 Lakh + further int. from 01.07.2023	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. 94,00,000/-	Rs.9,40,000/-	30.08.2023 at 11.00 A.M
13	Mr. Dalpat Narbheram Panchal, Prop. of M/s.Ambika Sheet Metal	Rs.738.21 Lakh + further int. from 01.07.2023	Unit/Gala No.5, adm.865 sq.ft.(carpet) on 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 situated on the land bearing CTS No.165, 165/1, 165/2, 165/3, 165/4 owned by Mr.Dalpatbhai Narbheram Panchal	Rs. 1,64,35,000/-	Rs.16,43,500/-	30.08.2023 at 11.00 A.M
14	Mr. Yogesh Sharad Barve, Prop M/s. Yogeshwari Suppliers	Rs.256.43 Lakh + further int. from 01.07.2023	Gold Valley Konkani, 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/-	11.08.2023 at 11.00 A.M.
15	M/s. Trinity Kitchenwear Ltd	Rs.1609.18 Lakh + further int. from 01.07.2023	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/-	30.08.2023 at 11.00 A.M.
16	M/s.Vijaychem Industries Prop. of Mr.Vijay Kanubhai Limbachia	Rs. 277.90 Lakh + Further interest from 01.07.2023	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/-	11.08.2023 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 11.08.2023 & 30.08.2023**. The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offeree 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 08.08.2023 & 25.08.2023**. 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 : 19.07.2023
Place : Mumbai.

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