



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. 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 02.05.2025 & 06.05.2025 upto 4.00 p.m for the sale of the following properties **PHYSICAL POSSESSION** of the Bank on "as is 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. 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 Shivam Clearing Agency (Mumbai) Pvt.Ltd., Mrs.Saroj Santosh Thavi	Rs. 567.11 Lakh + Further interest from 01.04.2025	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 owned by M/s Shivam Clearing Agency (Mumbai) Pvt.Ltd.,	Rs. 33,90,000/- Rs. 37,62,000/-	Rs. 3,39,000/- Rs. 3,76,200/-	03.05.2025 at 11.00 A.M.
2.	M/s. Trinity Kitchenwear Ltd.	Rs. 1730.98 Lakh + Further interest from 01.04.2025	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. 28,80,000/-	Rs. 2,88,000/-	03.05.2025 at 11.00 A.M.
3.	M/s.Yash Corporation, Prop. Mr. Parmendra Singh Raghunath Singh Rathor	Rs. 7.26 Lakh + Further interest from 01.04.2025	Fiat No.304, 3rd floor, "K" Wing Reliable Township, Rajaveli, Vasai (East), Taluka Vasai, Dist-Palghar-401 208. Area adm.18.69 sq.mtrs, carpet owned by Smt. Vandana Subhash Bist (Surety)	Rs. 8,68,000/-	Rs. 86,800/-	03.05.2025 at 11.00 A.M.
4.	Mr.Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 24.43 Lakh + Further interest from 01.04.2025	Fiat No. 503, 5th floor, "B" Wing, Dharti Tower, Dharti CHSL, Village, Valivali, Manjarli, Road, Badlapur, Tal-Ambarnath, Dist-Thane- area adm. 403.63 sq. Ft. owned by Mr. Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 19,98,000/- *	Rs. 1,99,800/-	03.05.2025 at 11.00 A.M.
5.	M/s. Shree Sai Electronics Prop. - Mr. Premkumar Damodar Dhumal.	Rs. 56.03 Lakh + Further interest from 01.04.2025	Fiat No. 401, 4th floor, adm.290 sq.ft. Carpet area + 100 sq.ft. Terrace, in "Tanishka CHS Ltd.", CTS No.1332, Prabhu Ali, Tal. Panvel, Dist. Raigad - 410206 owned by Mr. Premkumar Damodar Dhumal.	Rs. 32,52,000/-	Rs. 3,25,200/-	03.05.2025 at 11.00 A.M.
6.	Mr. Mangesh Namdev Panjari	Rs. 34.87 Lakh + Further interest from 01.04.2025	Fiat No 202, "A" Wing, Sadguru Krupa CHSL, Plot No.67-C, Sector-19,Ulwe, Taluka-Panvel, Dist-Raigad, area adm. 247.63 sq. ft carpet, owned by Mr. Mangesh Namdev Panjari	Rs. 22,77,000/-	Rs. 2,27,700/-	03.05.2025 at 11.00 A.M.
7.	Mr.Vasant Bakirao Garje & Mrs. Janabai Vasant Garje	Rs. 20.16 Lakh + Further interest from 01.04.2025	Fiat 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. 17,00,000/-	Rs. 1,70,000/-	03.05.2025 at 11.00 A.M.
8.	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. 54.70 Lakh + Further interest from 01.04.2025	Fiat No. 2, adm. 600 sq.ft. carpet (i.e. 712 sq.ft. built-up) on Ground Floor, 'C' Wing, in building "Om Aajji Darshan" Survey No.169, Hissa No.0 situated within the Village limits of Vichumbe, Taluka and Registration Sub-District Panvel, District Raigad owned by Mr. Nikhil Shashikant Patil.	Rs. 40,50,000/-	Rs. 4,05,000/-	07.05.2025 at 11.00 A.M.
9.	Mr. Vinayak Kailash Singh & Ms. Aachal Vinayak Singh	Rs. 30.59 Lakh + Further interest from 01.04.2025	Fiat 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. 25,52,000/-	Rs. 2,55,200/-	07.05.2025 at 11.00 A.M.
10.	Mrs.Sarita Pawankumar Yadav & Mr. Yadav Pawankumar B.	Rs. 33.75 Lakh + Further interest from 01.04.2025	Fiat No. 701, 7th floor,adm.475 sq.ft. Carpet area, Fiat No. 702, 7th floor adm.475 sq.ft. Carpet area, Bldg No.1, Wing "B" Shree Krishna Residency,Village- Valivil, Badlapur (W), Tal-Ambarnath ,Dist-Thane-421 503. owned by Mrs. Sarita Pawankumar Yadav & Mr. Pawankumar B. Yadav	Rs. 21,38,000/- Rs. 21,38,000/-	Rs. 2,13,800/- Rs. 2,13,800/-	07.05.2025 at 11.00 A.M.
11.	Mr. Kiran Kashinath Kamble Smt. Sunanda Kashinath Kamble	Rs. 31.06 Lakh + Further interest from 01.04.2025	Fiat 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, adm. about 9370 sq.mtrs. situated at Village - Kulgaon, Badlapur, Tal. Ambarnath, Registration District Thane and Sub-District Ulhasnagar - 2, (Thane), owned by Mr. Kiran Kashinath Kamble	Rs. 20,00,000/-	Rs. 2,00,000/-	07.05.2025 at 11.00 A.M.
12.	Mr. Pratik Siddharth Kamble	Rs. 25.64 Lakh + Further interest from 01.04.2025	Fiat No.202, 2nd floor, "ANAND PARK BUILDING" Bopala Village, Taluka- Karjat, District- Raigad- 410 101.Owned by Mr. Pratik Siddharth Kamble. Area adm 427.00 sq. feet, carpet, owned by Mr. Pratik Siddharth Kamble	Rs. 13,50,000/-	Rs. 1,35,000/-	07.05.2025 at 11.00 A.M.

13.	M/s. Shree Sadguru Enterprise Prop. Mr. Kiran Laxman Dhavale	Rs. 806.13 Lakh + Further interest from 01.04.2025	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. 43,35,000/-	Rs. 4,33,500/-	07.05.2025 at 11.00 A.M.
14.	Mr. Ravindra Ashok Gholap & Mrs. Rajashree Ravindra Gholap	Rs. 31.82 Lakh + Further interest from 01.04.2025	Flat No. 601, on 6th floor, of "A" WING, Building name "Gharkul" situated at Non Agriculture land bearing Survey No.75/1, 75/2, (p), admeasuring about 460.00 sq.ft (carpet area), Village -Belavali, Badlapur (East), Tal-Ambernath , Dist-Thane-421 503, owned by Mr. Ravindra Ashok Gholap & Mrs. Rajashree Ravindra Gholap,	Rs. 29,90,000/-	Rs. 2,99,000/-	07.05.2025 at 11.00 A.M.
15.	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. 14.73 Lakh + Further interest from 01.04.2025	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. 24,75,000/-	Rs. 2,47,500/-	07.05.2025 at 11.00 A.M.
16.	Mr.Kuldeep Shreeram	Rs. 12.48 Lakh + Further interest from 01.04.2025	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. 4,32,000/-	Rs. 43,200/-	07.05.2025 at 11.00 A.M.

The Tender 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-op. 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 Building, 63, G. D. Ambekar Marg, Parel Village, Mumbai-400 012 at 11.00 a.m. onwards on 03.05.2025 & 07.05.2025.** The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/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. Statutory and other dues if any payable on these properties have to be ascertained and borne by the purchaser. The intending purchasers may inspect the above properties between 10.00 a.m. to 5.00 p.m. On 24.04.2025 & 29.04.2025. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

Date : 09.04.2025

Place : Mumbai.

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