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, 8291220220 Email : recovery@abhyudayabank.net, support.baanknet@psballiance.com

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 06.02.2026 & 23.02.2026 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. **The under mentioned properties will be sold by Online E-Auction through website : https://baanknet.com on 07.02.2026 & 24.02.2026.**

ONLINE E-AUCTION THROUGH WEBSITE :HTTPS://BAANKNET.COM , DATE & TIME OF AUCTION 07.02.2026 & 24.02.2026.

Sr. No.	Borrowers Name	Amount Ourstanding	Description of properties and name of owners	Reserve Price	Earnest Money Deposit	Date & Time Auction
1	M/s . Sumeet Kitchen Partner Pvt. Ltd.	Rs.25.20 Lakh + further int. from 01.01.2026	Flat No 105, admeasuring 800 sq.ft. carpet area on the 1st Floor, D wing, Parikshit CHSL, Premium Park, Agashi Road, Village Bolinj, Virar (West), Palghar 401303 owned by **Mrs.Sarita Sudesh Sharma & Mr. Sudesh Sumanesh Sharma**	Rs. 42,40,000/-	Rs.4,24,000/-	07.02.2026 at 11.00 A.M..
2	Mr. Shinde Santosh Prakash (Borrower & Owner) Late Mr. Shinde Prakash Narayan (Co-borrower) Since Deceased through his Legal Heirs Smt. Subhidrabai Prakash Shinde (Wife), Mr. Mangesh Prakash Shinde (Son), Mr. Shinde Santosh Prakash (Son), Mrs. Pallavi Amol Mote (Daughter)	Rs.27.60 Lakh + further int. from 01.01.2026	Flat No.703 on 7th Floor of Building No.20 known as Unnati Housing Complex, UL-1 (admeasuring 324.210 Sq. Ft. Built-up area) situated at Sector - 19/A, Ulwe, in the Taluka Panvel & District Raigad - 410206, owned by **Mr. Shinde Santosh Prakash**	Rs.24,70,000/-	Rs.2,47,000/-	24.02.2026 at 11.00 A.M..
3	M/s.R.N.Traders Prop.Mr. Thakkar Rajesh Natwarlal	Rs.46.54 Lakh + further int. from 01.01.2026	Flat No.601, "B" Wing, Garima Tower, Near Gurukul Bus Stop, Panchpakhadi, Thane (West),400602 Area .700 sq. ft. owned by **Mr. Thakkar Rajesh Natwarlal**	Rs. 1,40,00,000/-	Rs.14,00,000/-	24.02.2026 at 11.00 A.M..
4	Mrs. Sarita Pawankumar Yadav & Mr. Yadav Pawankumar B.	Rs. 36.39 Lakh + Further interest from 01.01.2026	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 Residancy,Village- Valivli, 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/-	07.02.2026 at 11.00 A.M..
5	Mr. Pratik Siddharth Kamble	Rs. 26.89 Lakh + Further interest from 01.01.2026	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/-	07.02.2026 at 11.00 A.M..
6	M/s.Low Price Supermart	Rs. 391.60 Lakh + Further interest from 01.01.2026	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. 2,63,70,000/-	Rs.26,37,000/-	07.02.2026 at 11.00 A.M..
7	M/s . Hans Enterprises Prop. Mr.Rajesh Dhanraj Singh	Rs.15.91 Lakh + further int. from 01.01.2026	Room No.2, adm.349 sq.ft.built up area on the 2nd Floor, Sadguru Kripa Bldg., Tisgaon Road, Kalyan, Dist.Thane – 421 302 owned by Smt.Hansraji Dhanraj Singh, Since deceased through her legal heirs – **a) Mr.Dhanraj Phulel Singh (Husband), b) Mr. Rajesh Dhanraj Singh (Son), c) Mr. Rakesh Dhanraj Singh (Son)**	Rs. 24,00,000/-	Rs.2,40,000/-	07.02.2026 at 11.00 A.M..
8	Mr.Shailendra Deoprabhakar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 20.07 Lakh + Further interest from 01.01.2026	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 – Panvel, Dist.Raigad – 410 206 owned by **Mr. Shailendra Deoprabhakar Dwivedi.**	Rs. 16,53,000/-	Rs. 1,65,300/-	07.02.2026 at 11.00 A.M..
9	Mr.Sanjay Kailashnath Gupta, Prop. of M/s. Shree Kailash Engg. Works,	Rs. 392.62 Lakh + Further interest from 01.01.2026	1) Flat No.703, adm.750 sq.ft.(built-up area) on 7th Floor, Bldg.No.A-8, Yogidham A-8 Perth CHS Ltd., constructed on Land bearing Survey No.24, Hissa No.2, Village Gauripada, Taluka Kalyan, District Thane, together with furniture, fixture and fittings both present and future thereon owned by **Mr.Ajay Kailashnath Gupta and Mr. Kailashnath Bhagwandas Gupta.**	Rs.60,00,000/-	Rs. 6,00,000/-	07.02.2026 at 11.00 A.M...
			2)Flat No.707, adm.750 sq.ft.(built-up area) on 7th Floor,Bldg.No.A-7, Yogidham A-7 Kingston CHS Ltd., constructed on Land bearing Survey No.24, Hissa No.2, Village Gauripada, Taluka Kalyan, District Thane, together with furniture, fixture and fittings both present and future thereon owned by **Mr. Sanjay Kailashnath Gupta and Mrs. Tetradevi Kailashnath Gupta.**	Rs.60,00,000/-	Rs.6,00,000/-	07.02.2026 at 11.00 A.M..
			3)Shop No.3, on the Ground Floor, adm. About 23.23 sq.mtrs. (built-up area) 250 sq.ft.(built-up) in the building No.4 known as Shiv Amrut Dham constructed on land bearing Survey No.22, Hissa No.1 (P), Survey No.23, Hissa No. Part situated at Village Gauripada, Taluka Kalyan, District Thane, together with furniture, fixture and fittings both present and future thereon owned by **Mr. Sanjay Kailashnath Gupta.**	Rs.34,00,000/-	Rs.3,40,000/-	07.02.2026 at 11.00 A.M...
10	Mr.Vasant Bakirao Garje & Mrs. Janabai Vasant Garje	Rs. 21.73 Lakh + Further interest from 01.01.2026	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/-	07.02.2026 at 11.00 A.M..
11	M/s.Shree Sadguru Enterprise	Rs. 851.28 Lakh	1) Office/Unit No.21, in Block "T", adm.area about 518 sq.ft.(built up),	Rs.38,54,000/-	Rs.3,85,400/-	07.02.2026

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11	M/s.Shree Sadguru Enterprise Prop.Mr.Kiran Laxman Dhavale	Rs. 851.28 Lakh + Further interest from 01.01.2026	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/-	07.02.2026 at 11.00 A.M..
12	R.K. Painting Contractors	Rs. 58.93 Lakh + Further interest from 01.01.2026	Flat No.102, adm. 34.20 sq.mtr. carpet area, on 1st Floor, F Wing, in Building The Pearl CHS Ltd, S.No. 137/0, 138/0,140/1 Village-Vichumbe,Tal-Panvel, Dist.Raigad- 410206 owned by **Mr. Ranjeet Ramakant Das & Mr. Sujit Ramakant Das(Now Deceased)**	Rs. 30,00,000/-	Rs.3,00,000/-	07.02.2026 at 11.00 A.M..
13	Mr.Kiran Kashinath Kamble (Borrower & Owner) Smt.Sunanda Kashinath Kamble (Co-borrower)	Rs. 29.23 Lakh + Further interest from 01.01.2026	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. Ambernath, District Thane owned by **Mr. Kiran Kashinath Kamble**	Rs. 17,00,000/-	Rs.1,70,000/-	07.02.2026 at 11.00 A.M..
14	Mr. Ravindra Ashok Gholap & Mrs. Rajashree Ravindra Gholap	Rs. 33.66 Lakh + Further interest from 01.01.2026	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-Ambernath ,Dist-Thane-421 503,owned by **Mr. Ravindra Ashok Gholap &Mrs. Rajashree Ravindra Gholap,**	Rs. 23,92,000/-	Rs.2,39,200/-	07.02.2026 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. 15.77 Lakh + Further interest from 01.01.2026	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. 19,80,000/-	Rs.1,98,000/-	07.02.2026 at 11.00 A.M.
16	M/s Shivam Clearing Agency (Mumbai) Pvt.Ltd., & Mrs.Saroj Santosh Thavi	Rs.563.25 Lakh + further int. from 01.01.2026	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.**	Rs.38,14,000/-	Rs.3,81,400/-	07.02.2026 at 11.00 A.M.
17	M/s. Trinity Kitchenwear Ltd	Rs 1331.28 Lakh + Further interest from 01.01.2026	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/-	07.02.2026 at 11.00 A.M..
18	Mr.Yogesh Nanjappa Gowda (Borrower & owner) Mrs.Archana M. (Co-borrower)	Rs. 31.25 Lakh + Further interest from 01.01.2026	Flat No.18, adm. about 28.60 sq.mtrs. carpet area, 3rd Floor, A-3 Wing, Ruby Building, Shreeji Aura Complex, Dahivali, Tal.Karjat, Dist.Raigad – 410 201 owned by **Mr.Yogesh Nanjappa Gowda**	Rs. 21,76,000/-	Rs.2,17,600/-	07.02.2026 at 11.00 A.M..
19	Mr.Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 25.59 Lakh + Further interest from 01.01.2026	Flat No.503, 5th floor, "B" Wing, Dharti Tower, Dharti CHSL, Village Valivali, 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/-	07.02.2026 at 11.00 A.M
20	M/s.VKE Plumbing Pvt.Ltd.	Rs. 1502.38 Lakh + Further interest from 01.01.2026	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/-	07.02.2026 at 11.00 A.M
21	Mr. Bhende Gaurav Dattatray (Borrower & Owner) Mrs. Bhende Rohini Dattatray (Co-Borrower) Mrs. Bhende Pooja Gaurav (Co-Borrower)	Rs.28.16 Lakh + Further interest from 01.01.2026	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. 20,52,000/-	Rs.2,05,200/-	07.02.2026 at 11.00 A.M...
22	M/s. Mahalaxmi Polytex	Rs.166.09 Lakh + Further interest from 01.01.2026	Flat No.201 to 204, 2nd floor, (House No.379),Mahaveer Compound, Near Aishwarya Hotel, Bhiwandi Kalyan Road, Village Temghar, Bhiwandi, Thane-0 421 302. adm. 2400.sq.ft built up.owned by **Mr. Devdas Chennamallu Dusa**	Rs. 32,40,000/-	Rs.3,24,000/-	07.02.2026 at 11.00 A.M...
23	Mr.Kuldeep Shreeram	Rs. 13.12 Lakh + Further interest from 01.01.2026	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. 4,86,000/-	Rs.48,600/-	07.02.2026 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 Safalya CHS Ltd., G. D. Ambekar Marg, Parel village, Mumbai – 400012. at 11.00 a.m. onwards on 07.02.2026 & 24.02.2026**. 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 **10.00 a.m. to 5.00 p.m. On 29.01.2026 & 17.02.2026** . 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.

Date : 19.01.2026
Place : Mumbai.

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

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