



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Pune Zonal Office : 1st Floor, Dhanwant Plaza, 598, Budhwar Peth,
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E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-Auction Sale Notice for Sale of Immoveable Secured Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 under Rule 8 (6) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the Public in general and in particular to the Borrowers, Mortgagors and Guarantors that the below described immoveable property Mortgaged to Abhyudaya Co-operative Bank Limited (Secured Creditors). The Physical Possession of the Secured Assets has been taken by the Authorized officer of **Abhyudaya Co-op. Bank Ltd** and will be sold on the basis of **“As is where is”, “As is What is”, “Whatever there is”** and **“Without Recourse”** as on dated **12.08.2026** in between **11.00 a.m to 4.00 p.m** for recovery of the Bank dues as per the brief particulars given hereunder

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Area	Reserve Price Rs.	Earnest Money Deposit Rs.	Bid Incremental Rs.	Date & Time of Auction
1	M/s. Anutej Recreations and Resorts Pvt. Ltd.	Rs. 5020.74 Lakh+ further interest from 01.07.2026	All that piece and parcel of land adm. 00 Hec. 83 R carved out of Plot No.182-B, S.No.604/1 + 605 + 608, corresponding CTS No.3388, situated at Lullanagar Estate, Bibwewadi (Manjeri), Pune and within the limits of Pune Municipal Corporation, Pune alongwith present construction thereon and future proposed club and resort construction including health club, squash court, swimming pool, snookers, table tennis court, badminton court, rock climbing and lawn etc. thereon together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever with the said land together with all furniture, fixtures and fittings, equipments including electrical/electronic equipments, articles, items etc. attached to or kept or lying in or on the said land both present and future and also with all the rights, title, interest pertaining to the said land and every part thereof owned by M/s.Gopi Recreation and Club (through its partners Mr. Suresh Rajgopalan Iyer, Mrs. Bhagyalakshmi Suresh Iyer & Mr.Tejas Suresh Iyer)	Rs. 49,60,00,000/-	Rs. 4,96,00,000/-	Rs. 5,00,000/-	12.08.2026 at 11.00 a.m. to 4.00 p.m
2	M/s . Sadguru Associates,	Rs.383.83 Lakh+ further interest from 01.07.2026	Plot No.5 to Plot No.43 totally adm. 9323.32 Sq.Mtrs., out of sanctioned lay-out of land bearing Gat No.618 (part) of village Khandala, Taluka Khandala, District Satara owned by Mr. Suresh Gopal Jadhav	Rs. 4,75,11,000/-	Rs. 47,51,100/-	Rs. 1,00,000/-	12.08.2026 at 11.00 a.m. to 4.00 p.m
3	Mr. Abhijit Nirmalkumar Kurne & Ms. Sonali Abhijit Kurne	Rs. 18.44 Lakh+ further interest from 01.07.2026	Residential Flat No.23, situated on 4th Floor,in the society known as "Aishwarya Heights CHSL, Survey No.2/3, Dhankawadi, Pune-Area 350.00 Sq.ft (Built-up), owned by Mr. Abhijit Nirmalkumar Kurne & Ms. Sonali Abhijit Kurne	Rs. 15,12,000/-	Rs. 1,51,200/-	Rs. 10,000/-	12.08.2026 at 11.00 a.m. to 4.00 p.m
4	M/s. Shri Auto Industries - Partner 1)Mr.Purshottam Vinayak Kale 2)Mr.Shamrao Namdeo 3)Kirtane, Mr.Pundalik Vinayak Kale 4)Mr.Tushar Bhagwan Gavhane,	Rs.1244.12 Lakh+ further interest from 01.07.2026	1) Flat No.10, on the Third Floor of 'A' Wing of Building No.'B', adm. 40.05 sq.mtrs., Carpet area + balcony area 2.25 sq.mtrs. + terrace area 5.65 sq.mtrs. (which area is inclusive of the area of the balconies) known as "Siddhi Samrat Sahakari Gruh Rachana Sanstha Maryadit", situated at Sector No.3, Plot No.Local Commercial 1 at Mauje Bhosari, Taluka Haveli, District Pune, owned by Mr.Shamrao Namdev Kirtane and Mrs.Jaya Shamrao Kirtane.	Rs. 40,00,000/-	Rs. 4,00,000/-	Rs. 10,000/-	12.08.2026 at 11.00 a.m. to 4.00 p.m
5	M/s . Srushti Pressing, Prop. Mr. Patil Sunil Arvind	Rs.54.26 Lakh + Further int. from 01.07.2026	Flat No.707 adm. carpet area 50.63 Sq. Mtrs. along with adjoining terrace admeasuring area 13.27 Sq. Mtrs. on Seventh Floor, Wing no. F, in the Building "Mantra Moments" along with allotted open parking space no. FO-9 situated at Gat No. 167 (Old Gat No. 1287/1) and Gat No. 168 (Old Gat No. 1287/2), Village - Borhadewadi, Taluka – Haveli, Dist. – Pune , owned by Mr. Sunil Arvind Patil and Mrs. Pranita Sunil Patil	Rs. 43,20,000/-	Rs. 4,32,000/-	Rs. 10,000/-	12.08.2026 at 11.00 a.m. to 4.00 p.m

Statutory notice as per rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules 2002. This Notice also be considered as a **15 days'** Notice to the Borrower, Mortgagor & Guarantors of the said loan to pay the outstanding dues on or before the date of Sale, failing which the secured assets will be sold on the above Auction date.

The above mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on **12.08.2026 from 11.00 a.m to 4.00 p.m.** and last date & time for deposit of EMD amount will be **12.08.2026 upto 2.00 p.m.** The Sale Notice containing the General Terms and Conditions of Sale is available in (<https://baanknet.com>) & our Bank's website <https://www.abhyudaya.bank.in/english/Tender.aspx>

The intending purchasers may inspect the property for sale between **10.00 a.m. to 5.00 p.m.** on **04.08.2026**. Bank has not appointed any agent / broker for sale. 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.

Jyoti J. Duraphe
Authorised officer, Abhyudaya Co-op Bank Ltd.

Date : 21/07/2026 Place : Pune