



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, 020-24434198, 24491098 Email : recovery@abhyudaya.bank.in, support.baanknet@psballiance.com

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, Mortgagees 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 what 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 E-Auction
1	R.K. Painting Contractors	Rs. 62.32 Lakh + Further interest from 01.07.2026	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. 33,00,000/-	Rs.3,30,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
2	M/s.VKE Plumbing Pvt.Ltd.	Rs. 1576.80 Lakh + Further interest from 01.07.2026	1) 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, Mulund (W), Mumbai 400 082 owned by M/s.VKE Plumbing Pvt.Ltd.	Rs.88,13,000/-	Rs.8,81,300/-	Rs.20,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
3	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 28.45 Lakh + Further interest from 01.07.2026	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. 17,60,000/-	Rs.1,76,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
4	Mr.Sanjay Kailashnath Gupta, Prop. of M/s. Shree Kailash Engg. Works	Rs. 404.88 Lakh + Further interest from 01.07.2026	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. 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.54,00,000/- Rs.54,00,000/-	Rs.5,40,000/- Rs.5,40,000/-	Rs.20,000/- Rs.20,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
5	Mr. Bhende Gaurav Dattatray (Borrower & Owner) Mrs. Bhende Rohini Dattatray (Co-Borrower) Mrs. Bhende Pooja Gaurav (Co-Borrower)	Rs.29.30 Lakh + Further interest from 01.07.2026	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.18,50,000/-	Rs.1,85,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
6	Mr.Yogesh Nanjappa Gowda (Borrower & owner) Mrs.Archana M. (Co-borrower)	Rs. 32.45 Lakh + Further interest from 01.07.2026	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.19,60,000/-	Rs.1,96,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
7	Mr.Govind Sheshacharya Ayachit (Borrower & Owner) Mrs. Maya Govind Ayachit (Co-Borrower & Co-Owner)	Rs. 26.86 Lakh + Further interest from 01.07.2026	Flat No. 28 on 4th Floor in the "A-4" Wing of Ruby Building in the residential complex Known as 'Shreeji Aura Complex' (admeasuring about 29.73 Sq. mtrs. Carpet area + 02.02 Sq. mtrs Flower Bed area) constructed on all that piece and parcel of land bearing Plot No. 1, 2, 3 & 4 of Gut No. 106/0 situated at revenue Village Dahivali Turfe Need in the Taluka - Karjat, Dist - Raigad 410201, together with furniture, fixtures and fittings, thereon, both present and future, jointly belonging to & owned by Mr. Govind Sheshacharya Ayachit & Mrs. Maya Govind Ayachit	Rs.27,36,000/-	Rs.2,73,600/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
8	Mr.Shailendra Deoprabhakar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 21.20 Lakh + Further interest from 01.07.2026	Flat No.2, (adm.28.34 sq.mtr. carpet area), Ground Floor, Plot No.3, Manokamana CHS Ltd., Survey No.123, Hissa No.14, Village - Kolkhe (Pet), Taluka - Panvel, Dist.Raigad - 410 206 owned by Mr. Shailendra Deoprabhakar Dwivedi.	Rs. 14,70,000/-	Rs.1,47,000/-	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 Borrowers, Mortgagees & 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.

Date : 21.07.2026

Place : Mumbai.

sd/-

Jyoti J Duraphe

Authorised officer

Abhyudaya Co-op Bank Ltd.