

**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, Mortgagors and Guarantors that the below described immoveable property Mortgaged to Abhyudaya Co-operative Bank Limited (Secured Creditors). The Physical/Symbolic 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 28.08.2026 & 17.09.2026 in between 11.00 a.m to 4.00 p.m for recovery of the Bank dues as per the brief particulars given hereunder

Date of inspection & time	Last date & time for deposit of EMD amount	E-auction date & time
14th August 2026, 10.00 A.M. to 5.00 PM (For E-auction dated 28.08.2026)	28th August 2026, till 2.00 PM	28th August 2026, 11.00 A.M. to 4.00 PM
29th August 2026, 10.00 A.M. to 5.00 PM (For E-auction dated 17.09.2026)	17th September 2026, till 2.00 PM	17th September 2026, 11.00 A.M. to 4.00 PM

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	Mr.Sanjay Kailashnath Gupta, Prop. - M/s. Shree Kailash Engg. Works,	Rs. 406.79 Lakh + Further interest from 01.08.2026	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.29,00,000/-	Rs.2,90,000/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
2	M/s. Mahalaxmi Polytex	Rs. 172.05 Lakh + Further interest from 01.08.2026	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.28,80,000/-	Rs.2,88,000/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
3	M/s.Low Price Supermart	Rs. 414.45 Lakh + Further interest from 01.08.2026	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. 2,35,00,000/-	Rs.23,50,000/-	Rs.50,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
4	M/s. Ayush Enterprises Prop. - Mr.Avdeshkumar Raghunandanlal Dubey	Rs. 64.68 Lakh + Further interest from 01.08.2026	Flat No.401, adm.489 sq.ft. i.e. 45.42 sq.mtrs.(built-up area), 4th Floor, in building No.A-1 known as Sai Mansarovar CHS Ltd., Near Varla Devi Lake, Mansarovar, Phase No.1, on Land bearing Survey No.22, S.No.15 of Hissa No.2 & 1(P) at Village – Phene, Taluka – Bhiwandi, Dist.Thane owned by Mr.Avdeshkumar Raghunandanlal Dubey.	Rs.13,60,000/-	Rs.1,36,000/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
5	Mr. Mhatre Kantilal Jagannath	Rs.9.88 Lakh + Further interest from 01.08.2026	Shop No.2, Ground Floor, Redwood Galaxy CHS Ltd., S. No.109/5B, Plot No.5, Village Pen, Tal – Pen, Dist - Raigad owned by Mr.Kantilal Jagannath Mhatre	Rs.11,60,000/-	Rs.1,16,000/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
6	M/s.R.N.Traders Prop.Mr. Thakkar Rajesh Natwarlal	Rs. 7.90 Lakh + Further interest from 01.08.2026	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. 1,26,00,000/-	Rs.12,60,000/-	Rs.25,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
7	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. 16.98 Lakh + Further interest from 01.08.2026	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/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
8	Mr. Shinde Santosh Prakash (Borrower & Owner) Late Mr. Shinde Prakash Narayan (Co-borrower) Since Deceased through his Legal Heirs Smt. Subhadrabai Prakash Shinde (Wife) Mr. Mangesh Prakash Shinde (Son) Mr. Shinde Santosh Prakash (Son) Mrs. Pallavi Amol Mote (Daughter)	Rs.29.68 Lakh + Further interest from 01.08.2026	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.22,00,000/-	Rs.2,20,000/-	Rs.10,000/-	28.08.2026 at 11:00 a.m to 4.00 p.m
9	Mr. Chorge Bipeen Prakash (Borrower & Owner) Mrs. Chorge Madhura Bipeen (Co-borrower & Owner)	Rs. 5.33 Lakh + Further interest from 01.08.2026	Flat No. C/003, (adm. 485 Sq. ft. Carpet Area) Ground Floor, Shireen Complex, Survey No. 22/1, Near Damu Park, Sagaon, Manpada Road, Nandivali, Dombivli (East), Dist- Thane - 421201." together with furniture, fixture and fittings thereon, both present and future, belonging to Mr. Chorge Bipeen Prakash & Mrs. Chorge Madhura Bipeen.	Rs.17,46,000/-	Rs.1,74,600/-	Rs.10,000/-	17.09.2026 at 11.00 a.m to 4.00 p.m
10	Mr.Umratkar Ganesh Krushnakumar (Borrower & owner) Mrs.Karishma Kiran Ghosalkar (Co-borrower)	Rs. 28.71 Lakh + Further interest from 01.08.2026	Flat No.202 on 2nd Floor in the building known as Jagdamba River View CHS Ltd., (adm.about 367.05 sq.ft. Carpet area), New Property No.W222016702, Municipal House No. 2/New, constructed on all that piece & parcel of land bearing S.No.503 (Old S.No.286+287 pt.) Plot No.11, Nandimal Naka, Pen, Taluka Pen, Dist.Raigad – 402 107 within the limits of Pen Municipal Council, Pen together with furniture, fixtures and fittings, thereon, both present and future, owned by Mr.Ganesh Krushnakumar Umaratkar	Rs.23,85,800/-	Rs.2,38,580/-	Rs.10,000/-	17.09.2026 at 11.00 a.m to 4.00 p.m
11	Smt. Mamata Mangesh Kubal (Borrower & Owner) Late. Mangesh Manohar Kubal (Co – Borrower & Owner) Since deceased through his legal heirs, a) Smt. Mamata Mangesh Kubal (Wife) b) Miss. Yogada Mangesh Kubal (Daughter)	Rs. 16.64 Lakh + Further interest from 01.08.2026	Flat No. 004 on Ground Floor (admeasuring about 428 Sq. ft. Built-up Area) of "E" Wing in the Building known as "Hira Panna Complex" constructed on all the piece and parcel of land bearing Survey No. 65 & Hissa No. 5, Goveli Road,, situated at Revenue Village Ghotsai, Titwala (East) in the Taluka Kalyan & District Thane 421605", within the limits of Ghotsai Grampanchayat, and within the jurisdiction of Sub-Registration District Kalyan and Registration District Thane, furniture, fixtures and fittings, thereon, both present and future, jointly belonging to and owned by Smt. Mamata Mangesh Kubal, Late. Mangesh Manohar Kubal, (Since deceased his legal heirs, (i) Smt. Mamata Mangesh Kubal (Wife) & (ii) Miss. Yogada Mangesh Kubal (Daughter).	Rs.14,98,000/-	Rs.1,49,800/-	Rs.10,000/-	17.09.2026 at 11.00 a.m to 4.00 p.m
12	M/s. Chintamani Jewellers India Pvt.Ltd. (Borrower) Mr.Nitin Abasaheb Kadam, (Director & Owner, Guarantor) Mrs.Vijayshree Nitin Kadam, (Director & Co-owner, Guarantor) Mr.Devidas Degambar Kadam, (Director & Guarantor)	Rs. 3778.49 Lakh + Further interest from 01.08.2026	All that piece and parcel of Non-Agricultural land bearing old Survey No.13/1/A, 13/1/B, 14/2/B, 14/5 and New Survey No.70, Plot No.21 to 46, Totally adm.5679 sq.mtrs with structure constructed and to be constructed thereon, Village Antrat Turfe, Need, Taluka Karjat, Dist.Raigad owned by Mr.Nitin Abasaheb Kadam and Mrs.Vijayshree Nitin Kadam	Rs. 2,37,00,000/- (Symbolic Possession)	Rs.23,70,000/-	Rs.50,000/-	17.09.2026 at 11.00 a.m to 4.00 p.m
13	Mr.Mahendra Pandharinath Patil, Prop. M/s.Dhruv Transport	Rs. 22.63 Lakh + Further interest from 01.08.2026	House No.33-A, (adm.490 sq.ft.) At – Pagote, Post – JNPT Township, Tal.Uran, Dist.Raigad, together with furniture, fixtures, and fittings thereon, present and future owned by Mr.Mahindra Pandharinath Patil,	Rs.19,60,000/- (Symbolic Possession)	Rs.1,96,000/-	Rs.10,000/-	17.09.2026 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, Mortgagors & 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 28.08.2026 & 17.09.2026 from 11.00 a.m to 4.00 p.m. and last date & time for deposit of EMD amount will be 28.08.2026 & 17.09.2026 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 14.08.2026 & 29.08.2026. 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: 04.08.2026

Place : Mumbai.

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