



## ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Recovery Dept., Shram Salafiya CHS Ltd., G. D. Ambekar Marg, Parel village, Mumbai – 400012.

Tel. No. 8591948712/8169452713/19, 8291220220, 020-24434198, 24491098 Email : recovery@abhyudayabank.net, 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 Borrower, Mortgagor and Guarantors that the below described immoveable property Mortgaged to Abhyudaya Co-operative Bank Limited (Secured Creditors). The 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" 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	M/s. Ayush Enterprises Prop. - Mr.Avdeshkumar Raghunandanlal Dubey	Rs. 62.66 Lakh + Further interest from 01.03.2026	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 <b>owned by Mr.Avdeshkumar Raghunandanlal Dubey.</b>	Rs.15,30,000/-	Rs.1,53,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
2	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 33.19 Lakh + Further interest from 01.03.2026	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 <b>owned by Mrs.Vaishali Ravindra Mhatre</b>	Rs. 17,60,000/-	Rs.1,76,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
3	Mr. Mhatre Kantilal Jagnnath	Rs. 9.89 Lakh + Further interest from 01.03.2026	Shop No.2, Ground Floor, Redwood Galaxy CHS Ltd., S. No.109/5B, Plot No.5, Village Pen, Tal – Pen, Dist- Raigad <b>owned by Mr.Kantilal Jagnnath Mhatre</b>	Rs. 13,05,000/-	Rs.1,30,500/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
4	M/s . Sumeet Kitchen Partner Pvt. Ltd.	Rs.25.68 Lakh + further int. from 01.03.2026	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 <b>owned by Mrs.Sarita Sudesh Sharma &amp; Mr. Sudesh Sumanesh Sharma</b>	Rs. 42,40,000/-	Rs.4,24,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
5	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.28.30 Lakh + further int. from 01.03.2026	Flat No.703 on 7th Floor of Building No.20 known as Ummati 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, <b>owned by Mr. Shinde Santosh Prakash</b>	Rs.24,70,000/-	Rs.2,47,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
6	M/s.R.N.Traders Prop.Mr. Thakkar Rajesh Natwarlal	Rs.47.28 Lakh + further int. from 01.03.2026	Flat No.601, "B" Wing, Garima Tower, Near Gurukul Bus Stop, Panchpakhadi, Thane (West), 400602 Area.700 sq.ft. <b>owned by Mr. Thakkar Rajesh Natwarlal</b>	Rs. 1,40,00,000/-	Rs.14,00,000/-	Rs.25,000/-	25.03.2026 at 11.00 a.m
7	R.K. Painting Contractors	Rs. 60.06 Lakh + Further interest from 01.03.2026	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 <b>owned by Mr. Ranjeet Ramakant Das &amp; Mr. Sujit Ramakant Das(Now Deceased)</b>	Rs. 35,00,000/-	Rs.3,50,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
8	Mr.Sanjay Kailashnath Gupta, Prop. of M/s. Shree Kailash Engg. Works,	Rs. 396.41 Lakh + Further interest from 01.03.2026	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 <b>owned by Mr. Sanjay Kailashnath Gupta.</b>	Rs.34,00,000/-	Rs.3,40,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
9	Mr.Rajkumar Namdeo Shende & Ms. Swapnali Rajkumar Shende	Rs. 25.89 Lakh + Further interest from 01.03.2026	Flat 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. <b>owned by Mr.Rajkumar Namdeo Shende &amp; Ms. Swapnali Rajkumar Shende</b>	Rs. 17,76,000/-	Rs.1,77,600/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
10	Mrs.Choudhary Reshma Gopinath & Mr. Choudhary Gopinath M.	Rs.55.13 Lakh + further int. from 01.03.2026	Flat No.701, 7th floor, "A" Wing,"adm.672 sq.ft. Carpet, Royal Garden Residency,,Kalyan- Bhiwandi Road, Bhiwandi-421302 <b>owned by Mrs. Choudhary Reshma Gopinath &amp; Mr. Choudhary Gopinath Madhukar</b>	Rs. 22,00,000/-	Rs.2,20,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
11	Mrs.Choudhary Jyoti Balwant & Mr. Choudhary Balwant Madhukar	Rs.55.48 Lakh + further int. from 01.03.2026	Flat.No.702, 7th floor, "A"Wing," adm.672 sq.ft.Carpet, area, Royal Garden Residency, Kalyan-Bhiwandi Road, Bhiwandi-421302 <b>owned by Mr. Choudhary Balwant Madhukar &amp; Mrs. Choudhary Jyoti Balwant</b>	Rs. 22,00,000/-	Rs.2,20,000/-	Rs.10,000/-	25.03.2026 at 11.00 a.m
12	Mr.Shailendra Deoprabhakar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 20.43 Lakh + Further interest from 01.03.2026	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 <b>owned by Mr. Shailendra Deoprabhakar Dwivedi.</b>	Rs. 16,53,000/-	Rs.1,65,300/-	Rs.10,000/-	25.03.2026 at 11.00 a.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 25.03.2026 from 11.00 a.m to 4.00 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 17.03.2026. 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.

sd/-  
Jyoti J Duraphe  
Deputy General Manager and Authorised officer  
Under SARFAESI Act, 2002  
Abhyudaya Co-op Bank Ltd.

Date : 06.03.2026  
Place : Mumbai.