



## 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@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 Borrowers, 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" Basis on dated 09.06.2026 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	M/s. Ayush Enterprises Prop. - Mr.Avdeshkumar Raghunandanlal Dubey	Rs. 63.46 Lakh + Further interest from 01.05.2026	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/-	09.06.2026 at 11.00 a.m to 4.00 p.m
2	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 28.45 Lakh + Further interest from 01.05.2026	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/-	09.06.2026 at 11.00 a.m to 4.00 p.m
3	Mr. Mhatre Kantilal Jagnath	Rs. 9.89 Lakh + Further interest from 01.05.2026	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 Jagnath Mhatre</b>	Rs. 13,05,000/-	Rs.1,30,500/-	Rs.10,000/-	09.06.2026 at 11.00 a.m to 4.00 p.m
4	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.28.72 Lakh + further int. from 01.05.2026	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, <b>owned by Mr. Shinde Santosh Prakash</b>	Rs.24,70,000/-	Rs.2,47,000/-	Rs.10,000/-	09.06.2026 at 11.00 a.m to 4.00 p.m
5	Mr.Sanjay Kailashnath Gupta, Prop. of M/s. Shree Kailash Engg. Works	Rs. 400.30 Lakh + Further interest from 01.05.2026	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/-	09.06.2026 at 11.00 a.m to 4.00 p.m
6	Mr.Kiran Kashinath Kamble (Borrower & Owner) Smt.Sunanda Kashinath Kamble (Co-borrower)	Rs. 28.57 Lakh + Further interest from 01.05.2026	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 <b>owned by Mr. Kiran Kashinath Kamble</b>	Rs.17,00,000/-	Rs.1,70,000/-	Rs.10,000/-	09.06.2026 at 11.00 a.m to 4.00 p.m
7	Mrs.Choudhary Reshma Gopinath & Mr. Choudhary Gopinath M.	Rs.55.64 Lakh + further int. from 01.05.2026	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/-	09.06.2026 at 11.00 a.m to 4.00 p.m
8	Mrs.Choudhary Jyoti Balwant & Mr. Choudhary Balwant Madhukar	Rs.55.99 Lakh + further int. from 01.05.2026	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/-	09.06.2026 at 11.00 a.m to 4.00 p.m
9	M/s.VKE Plumbing Pvt.Ltd.	Rs. 1551.81 Lakh + Further interest from 01.05.2026	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 <b>owned by M/s.VKE Plumbing Pvt.Ltd.,</b> 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 <b>owned by M/s.VKE Plumbing Pvt.Ltd.</b>	Rs. 30,63,000/- Rs.88,13,000/-	Rs.3,06,300/- Rs.8,81,300/-	Rs.10,000/- Rs.20,000/-	09.06.2026 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 09.06.2026 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 02.06.2026. 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: 18.05.2026  
Place: Mumbai.

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