



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Pune Zonal Office : 1st Floor, Dhanwant Plaza, 598, Budhwar Peth, Pune – 411 002.
Tel. No. 020-24434198, 24491098, Email : dgmpune@abhyudayabank.net.

Notice for Sale

Sale of Assets in Physical Possession of Bank under The Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 Under rule 8 & 9 of security interest (Enforcement) rules 2002.

Offers are invited in sealed covers as to reach the undersigned on or before 23/07/2025 & 12/08/2025 upto 4.00 p.m for the sale of the following properties in the Physical possession of the Bank on "As is where is" As It what is, whatever there is, and without recourse " towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder :-

Sr. No.	Borrowers Name	Amount Outstanding	Description of Properties and Area	Reserve Price Rs.	Earnest Money Deposit Rs.	Date & Time of Auction
1	M/s. Shri Balaji Wire Industries	Rs. 148.04 Lakh + further interest from 01.07.2025	1) Plot No. E-12, admeasuring area 2800 Sq. Mtrs. and the factory construction thereon in Supa Pamer Industrial Area within the village limits of HANGA, Taluka - PARNER, Dist. AHMEDNAGAR	Rs. 1,52,28,000/-	Rs. 15,22,800/-	24/07/2025 at 11.00 a.m.
			2) Machinery	Rs. 6,60,000/- + 18% GST	Rs. 66,000/-	
2	Mr. Wavale Mohan Motiram	Rs. 61.36 Lakh + Further int. from 01.07.2025	Shop No. 03, 39.68 Sq. M., Ground Floor, Fortune Hill Top Building A, S.No. 115/2, Opp Sairaj Mangal Karyalaya, Tal. Haveli, Choviswadi, Pune. Owned by Mr. Mohan Motiram Wavale.	Rs. 31,45,000/-	Rs. 3,14,500/-	24/07/2025 at 11.00 a.m.
3	M/s, Global Agro Industries	Rs. 237.12 Lakh+ further interest from 01.07.2025	1) Plot No. A-30, & A-31 in the Ashti Industrial Area, MIDC, area admsg 3970 sq. mtrs., and together with construction of factory building/shed admeasuring area about 2078.35 Sq. Mtrs (Consisting Ground+3 Floors) thereon, Near Government ITI, Ashti MIDC, at Village Ashti, Taluka Ashli, District Beed	Rs. 2,41,48,000/-	Rs. 24,14,800/-	24/07/2025 at 11.00 a.m.
			2) Machinery	Rs. 13,38,000 + GST (as applicable)	Rs. 1,33,800/-	
4	Mrs. Darekar Surekha Hanumant	Rs. 59.10 Lakh + Further int. from 01.07.2025	Shop No 02, 39.68 Sq.M., Ground Floor, Fortune Hill Top Building A, S.No. 115/2, Opp Sairaj Mangal Karyalaya, Tal-Haveli, Choviswadi, Pune. Owned by Mrs. Surekha Hanumant Darekar.	Rs. 31,45,000/-	Rs. 3,14,500/-	24/07/2025 at 11.00 a.m.
5	M/s. Om Sai Enterprises, Prop Mr. Santosh Limbaraj Jogdand	Rs. 178.54 Lakh + Further int. from 01.07.2025	Swapnashilp Niwas. Building at S. No. 74/2/1, Behind Manjiribai School, Matoshree Colony, Near Mamta Sweet Mart, Dighi, Taluka Haveli, Dist-Pune, Area 1000.00 Sq. Mtrs. (Building - 334.57 sq.mtrs) ,Owned by Mr. Limbaraj Maruti Jogdand	Rs. 96,91,000/-	Rs. 9,69,100/-	24/07/2025 at 11.00 a.m.
6	M/s. Bay Leaf Bristo Lolla Palooza, The Magnum Opus, Prop. Mr. Manoj Kumar Pandey	Rs. 3431.55 Lakh + further interest from 01.07.2025	1) Unit No.401, building Wing "G", on 4th Floor, area adm. 1731 sq.ft., carpet area including Toilet Passage alongwith attached Eye Level Terrace adm. 4000 sq.ft.s. & 2) Unit No.402, Building Wing "G", on 4th Floor. area adm. 1921 sq.ft.s., i.e. 178.42 sq.mtrs, alongwith sanctioned dining area covered with tensile structure and enclosed terrace area taken in FSI 1669 sq.ft. and attached Eye Level Terrace adm. 236.02 sq.mtrs., i.e. 2540 sq.ft.s., Building known as "Vision Galleria", constructed on S.No. 127/1 & 2 + 128/1 to 7 + 129/1 to 8, at Village Pimple Saudagar, Taluka Haveli, District Pune and together with all the liberties, owned by Mr. Manoj Kumar Pandey & Mrs. Kavita Manoj Pandey.	Rs. 10,68,63,000/-	Rs. 1,06,86,300/-	24/07/2025 at 11.00 a.m.
7	M/s. Chintamani Cementation Pvt. Ltd.	Rs. 454.19 Lakh+ further interest from 01.07.2025	Land & Shed at Gat No.575/1A/1/B, Miraj Pandharpur Road, Mouje-Kamalapur, Taluka Sangola, Dist-Solapur- area adm. 1550 sq. mtrs owned by Mr. Makarand Chandrashekar Ankalgi	Rs. 98,38,000/-	Rs. 9,83,800/-	24/07/2025 at 11.00 a.m.
8	M/s. 369 Packaging Industry LLP	Rs. 372.90 Lakh+ further interest from 01.07.2025	1) Flat No.202, 2nd Floor, area adm. 391.74 sq.ft. i.e. 36.39 sq.mtrs. (carpet) and adjoining terrace area adm. 171.82 sq.ft. i.e. 15.96 sq. mtrs., in the building known as "PRATHMESH RESIDENCY" GAT No.76, Plot No.105-C at Village Wadmukhwadi, Taluka - Haveli, Dist.Pune.	Rs. 26,16,000	Rs. 2,61,600/-	24/07/2025 at 11.00 a.m.
			2) Flat No.203, 2nd Floor, area adm. 370.48 sq.ft. i.e. 34.42 sq.mtrs. (Carpet) and adjoining terrace area adm. 76.50 sq.ft. i.e. 7.11 sq.mtrs., in the building known as "PRATHMESH RESIDENCY" GAT No.76, Plot No.105-C at Village Wadmukhwadi, Taluka - Haveli, Dist.Pune.	Rs. 21,60,000	Rs. 2,16,000/-	24/07/2025 at 11.00 a.m.
9	M/s. Gauri Enterprises, Prop . Mrs. Varsha Vitthal Shepal	Rs. 54.31 Lakh+ further interest from 01.07.2025	Flat No.302, on 3rd Floor area adm. 425.83 sq.ft.s., i.e. 39.56 sq.mtrs., alongwith terrace adm. area 44.24 sq.ft., i.e. 4.10 sq.mtrs. and balcony adm. 18.30 sq.ft. in building known as Yashda Apartment, situated at S.No.3, Hissa No.3A/11 & 3A/14 at Village Dighi, Taluka Haveli, District Pune - 411 015, owned by Mrs. Varsha Vitthal Shepal	Rs. 20,70,000/-	Rs. 2,07,000/-	24/07/2025 at 11.00 a.m.
10	M/s. Shri Auto Industries	Rs. 1314.07 Lakh+ further interest from 01.07.2025	All that piece and parcel of landed property bearing Gat No.421 (old Gat No.2020), Plot No.13, totally adm. area 00 Hec.5R i.e. 5000 sq.ft., i.e. 464.48 sq.mtrs. (Industrial area) situated at Village Medankarwadi, Taluka Khed, Dist.Pune owned by Mr. Tushar Bhagwan Gavhane	Rs. 85,00,000/-	Rs. 8,50,000/-	24/07/2025 at 11.00 a.m.
11	M/s. Srivari Infra, Prop. Mr. Sedhram Nilkanth Muglikar	Rs. 88.40 Lakh+ further interest from 01.07.2025	All that piece and parcel of the property N.A. Plot No.79, S.No.127/1, adm. 126.00 Sq.mts., situated at Village Bale, Taluka Uttar (North) Solapur, District Solapur within the limits of Sub-Registration District, Tal. Uttar (North) Solapur. Dist. Solapur. Owned by Mrs. Rekha Siddharam Muglikar	Rs. 16,27,000/-	Rs. 1,62,700/-	13/08/2025 at 11.00 a.m.
12	Mr. Sandeep Manik Sakat & Mrs. Hemangi Sandeep Sakat	Rs. 41.48 Lakh+ further interest from 01.07.2025	Residential Flat No.4, situated at 1st floor, in the society known as "Shri Raj Villa Apartment" S. No. 78/2+3+6+7+9+11+18B, Plot No.128, Bhusari Colony, Kothrud, Pune. owned by Mr. Sandeep Manik Sakat Total Area of the Flat 810.00 sq. ft. (Built Up)	Rs. 68,85,000/-	Rs. 6,88,500/-	24/07/2025 at 11.00 a.m.

The Tender form and the terms & conditions of sale of the property can be obtained from the Recovery Dept., at the address as shown above, on any working day between 10.00 a.m to 4.00 p.m. on payment of Rs. 500/- + GST as applicable (Non Re-fundable). The Bank Draft/Pay Order of the EMD drawn in favour of Abhyudaya Co-op Bank Ltd., payable at Pune (the payment of EMD can also be made through RTGS) should be accompanied with the offer which is refundable without interest if the bid is not successful. The offers will be opened by the undersigned at Abhyudaya Co-op. Bank Ltd., 1st Floor, Dhanwant Plaza, 598, Budhwar Peth, Pune – 411 002 " at 11.00 a.m. onwards on 24/07/2025 & 13/08/2025 The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offere should deposit 25% (Inclusive of 10% EMD) of the bidding amount immediately after auction on the same day or not later than next working day and balance 75% within 15 days or such extended period as agreed upon in writing between the Auction purchaser & the Bank. failing which the Bank shall forfeit the entire amount already paid by the offerer without any notice. Statutory and other dues if any payable on these properties have to be ascertained and borne by the purchaser. The intending purchasers may inspect the above properties between 10.00 a.m. to 5.00 p.m. on 14/07/2025 & 05/08/2025. Enquiries, if any and/or 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

Authorized Officer, Abhyudaya Co-Op. Bank Ltd.

Date : 03/07/2025, Place : Pune