



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Pune Zonal Office : 1st Floor, Dhanwant Plaza, 598, Budhwar Peth, Pune – 411 002.
Tel. No. 020-24491119, 24491098, Fax: 020-24493478, 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 **10/08/2023 and 29/08/2023 upto 4.00 p.m** for the sale of the following properties in the possession of the Bank on “As is Where is and What is Basis” 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	Possession/ Reserve Price Rs.	Earnest Money Deposit Rs.	Date & Time
1.	M/s. Shivshakti Construction Prop. - Mr. Sudhir Mohanrao Deore	Rs. 1648.96 Lakh + further interest from 01.07.2023	1)Shop No.15 i.e. Apartment No.18, adm. area about 30.20 sq.mtrs, i.e. 325 sq.ft., built-up ,	Rs.58,50,000/-	Rs. 5,85,000/-	11.08.2023 at 11.00 a.m.
			2) Shop No.16 i.e. Apartment No.19, adm. area about 43.66 sq.mtrs, i.e. 470 sq.ft., built-up	Rs. 84,60,000/-	Rs.8,46,000/-	
			3) Shop No.17 i.e. Apartment No.20, Adm. area about 470 Sq. ft. Builup	Rs. 84,60,000/-	Rs.8,46,000/-	
			4) Shop No.18 i.e. Apartment No.21, adm. area about 30.20 sq.mtrs, i.e. 325 sq.ft., built- 3.66 sq.mtrs, i.e. 470 sq.ft., built-up	RS.58,50,000/-	Rs. 5,85,000/-	
			5) Shop No.19 i.e. Apartment No.22, adm. area about 33.44 sq.mtrs, i.e. 360 sq.ft., built-up	Rs.64,80,000/-	Rs. 6,48,000/-	
			6)Shop No.20 i.e. Apartment No.23, adm. area about 43.11 sq.mtrs, i.e.464 sq.ft., built-up	Rs. 83,52,000/-	Rs. 8,35,200/-	
			7) Shop No.13A, i.e. Unit No.15, adm. area about 37.16 sq.mtrs, i.e.400 sq.ft., built-up on the Lower Ground Floor.	Rs. 72,00,000/-	Rs.7,20,000/-	
			8) Shop No.13B, i.e. Unit No.16, adm. area about 29.26 sq.mtrs, i.e.315 sq.ft., built-up on the Lower Ground Floor of “Classic Plaza Apartments”, Village Lohgaon, Haveli No.11, District Pune owned by Mr.Sudhir Mohanrao Deore.	Rs. 56,70,000/-	Rs.5,67,000/-	
2.	M/s. Raj Earth Movers & Transport	Rs. 1281.95 Lakh+ further interest from 01.07.2023	1) All that piece and parcel of the N.A. Land adm.area OOH : 31.54 Aar alongwith RCC Bldg constructed thereon, Carve out of Gat No.385, Hissa No.2, totally adm.03H 10.03 Aar, situated at Village Dongargaon”, within the limits of Panchayat Samiti Maval, Taluka Maval, Dist-Pune owned by Mrs.Meenakshi Dattaram Chavan	Rs.3,97,22,000/-	Rs.39,72,200/-	11.08.2023 at 11.00 a.m.
			2) Commercial NA open Plot, Gat No. 160/B Area Adm. 4689.35 sq. mtrs, & Gat No. 166, area adm. 8110. sq.mtrs., Mumbai -Goa Highway ,Village Patansai, Tal-Roha, District-Raigad. owned by Mr. Uday Bhausaheb Waghare.	Rs.6,98,63,000/-	Rs. 69,86,300/-	
3.	Mrs. Kirti Sanjay Borse and Mr. Sanjay Chudaman Borse	Rs. 27.88 Lakh+ further interest from 01.07.2023	Flat No.17, 4 th floor, D wing, adm.555 sq.ft. Haridas Complex, S.No. 15, Hissa No.3/2/1,Kolhewadi, Khadakwasla Pune Owned by Mrs. Kirti Sanjay Borse and Mr. Sanjay Chudaman Borse	Rs.12,04,000/-	Rs. 1,20,400/-	11.08.2023 at 11.00 a.m.
4.	Mr. Yogesh Sharad Barve, Prop M/s. Yogeshwari Suppliers	Rs.256.43 Lakh + Further int. from 01.07.2023	Flat No. B/102, Swati Shilp Apartment , Plot No. 16,New S. No.62,, Old S. No.51,CTS. No. 1767, Vidhya Vihar Colony, Chakan Road, Village -Talegaon Dabhade, Tal. Maval, Dist-Pune, Area Adm. 602 carpet area, One Car parking 123. sq.ft. Owned by Mr. Yogesh Sharad Barve,	Rs.30,93,000/-	Rs.3,09,300/-	11.08.2023 at 11.00 a.m.
5.	M/s. Brewing Wizards Pvt.Ltd.,	Rs.348.86 Lakh + Further int. from 01.07.2023	1) All that piece and parcel of land bearing Plot No.PAP-W-23/1 in MIDC Chakan Industrial Area Phase No.II, adm.700 sq.mtrs alongwith construction/ to be constructed factory thereon situated in Village Varale, Taluka Khed, Dist. Pune owned by M/s. Brewing Wizards Pvt.Ltd.	Rs.1,30,50,000/-	Rs.13,05,000/-	11.08.2023 at 11.00 a.m.
			2) Machinery	Rs. 1,28,00,000/-	Rs. 12,80,000/-	
6.	M/s. Bay Leaf Bristo Lolla Palooza, The Magnum Opus, Prop. Mr. Manoj Kumar Pandey	Rs. 2897.96 Lakh + further interest from 01.07.2023	Unit No. 401, Carpet Area 1731.00 sq. ft. including Toilet Passage alongwith attached Eye Level Terrace adm. 4000 sq.ft.s and Unit No. 402, carpet area 1921.00 sq.ft, 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.4 th floor sq.mtrs “G” Wing, Vision Galleria , Kunal Icon Road, Near Vision 9,Pimple Saudagar, Pune. owned by Mr. Manoj Kumar Pandey & Mrs. Kavita Manoj Pandey.	Rs.14,27,94,000/-	Rs.1,42,79,400/-	11.08.2023 at 11.00 a.m.
7.	Mr. Minku Singh Mrs. Rinku Minku Singh	Rs. 15.04 lakh + Further int. from 01.07.2023	Flat No.10,3rd floor,”A” wing, Shivganga, Gat No. 2510/24,Chakan -Pune area 556.87 sq.ft owned by Mr. Minku Singh & Mrs. Rinku Singh	Rs.9,50,000/-	Rs. 95,000/-	11.08.2023 at 11.00 a.m.
8.	Mr. Wavale Mohan Motiram	Rs. 52.32 Lakh + Further int. from 01.07.2023	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.55,00,000/-	Rs. 5,50,000/-	11.08.2023 at 11.00 a.m.
9.	Mrs. Darekar Surekha Hanumant	Rs. 49.78 Lakh + Further int. from 01.07.2023	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.55,00,000/-	Rs. 5,50,000/-	11.08.2023 at 11.00 a.m.
10.	M/s.Gouri Corporation, Prop. Mr.Yogesh Pandurang Jadhav	Rs.513.54 Lakh + Further int. from 01.07.2023	Flat No.1 & 3 both the flats situated on 1st floor of building known as Sejal Srushti, adm. Built-up area respectively about 52.24 + 60.88 sq. mtrs, thus totally adm. 113.12 sq.mtrs. i.e. 562 + 655 sq.ft. Respectively, thus totally adm. 1217 sq.ft. alongwith terrace adm. Carpet area about 4.2 + 4.65 sq.mtrs., thus totally adm.8.85 sq.mtrs. i.e. 45 + 50 sq.ft. Respectively, thus totally adm. 95 sq.ft. alongwith two covered Car Parking spaces on ground floor situated at S.No. 144(p), Plot No.62, Village Wadgaon Maval, Taluka Maval, District Pune, owned by Mr.Yogesh Pandurang Jadhav.	Rs. 42,04,000/-	Rs.4,20,400/-	11.08.2023 at 11.00 a.m.
			2) Flat N.701, on the Seventh Floor, in Wing-B of building known as “Bhakti Vrundavan”, Adm. Area 866 Sq.ft.s., i.e. 80.48 Sq.mtrs., built up adjoining Terrace adm. 306 Sq. ft. i.e. 28.43 Sq. mtrs., Plus Parking below stilt floor Adm. Area 80 Sq. ft., i.e. 7.43 Sq. mtrs., situated at S.No. 25/14/1, 25/14/2, 25/14/3, 25/15, 25/16, 25/17, 25/18, 25/20/2 & 25/23, Village-Ambegaon BK, Taluka Haveli, Dist.Pune	Rs. 86,82,000/-	Rs. 8,68,200/-	30.08.2023 at 11.00 a.m.
			3) Flat No.302, on 3rd Floor area adm. 765 Sq.ft.s., in wing B of building known as “Deepa Park”, S.No.16/9, Ambegaon Budruk, Pune - 411 046 situated within the limits of Sub Registrar of Registration District Pune, Taluka Haveli, District Pune	Rs. 32,13,000/-	Rs.3,21,300/-	30.08.2023 at 11.00 a.m.
11.	Mrs. Dipali Nitin Dhimdhime and Mr. Nitin Shankar Dhimdhime	Rs.34.16 Lakh + Further int. from 01.07.2023	Flat No. 302, adm About 636 Sq.ft. built up, on 3 rd Floor, Manas Shilp Bldg., Baburao Nagar Off. Shirur Bypass Road, Shirur ,Dist-Pune Owened Mrs. Dipali Nitin Dhimdhime & Mr. Nitin Shankar Dhimdhime	Rs.13,36,000/-	Rs.1,33,600/-	11.08.2023 at 11.00 a.m.
12.	M/s.Suprabhat Agency	Rs.669.17 Lakh + Further int. from 01.07.2023	1) Flat No.301 on the third floor, Area adm.845.50 sq.ft.s., i.e. 78.57 sq.mtrs. Carpet, Terrace area 125.18 sq.ft., i.e. 11.63 sq.mtrs. in building / Wing No. A & Open car parking in the project known as “Atlantica East”, S.No. 8/2/1, 8/2/11 and 8/2/12 situated at Village Mundhwa, Taluka Haveli, District Pune	Rs.63,42,000/-	Rs.6,34,200/-	30.08.2023 at 11.00 a.m.
			2) Shop No.1 on the Ground Floor (Upper Ground Floor) totally adm.787 sq.ft.s, i.e. 73.14 sq.mtrs Carpet + Loft in the said Shop adm. 197 Sq.ft.s., i.e. 18.30 sq.mtrs Carpet in the building known as “Bari Heights”, built on CTS No. 258A, 258 B, situated at Mahatma Phule Peth (Ganj Peth), Taluka Haveli, District Pune	Rs.1,79,06,000/-	Rs.17,90,600/-	
13.	M/s.Ayush Pharmaceutical Capsules	Rs.850.71 Lakh + Further int. from 01.07.2023	Plot with Industrial Construction situated adm. About 4612 sq.mtrs., carved out of land bearing Gat No.1232/1 and Gat No.1232/2, alongwith structures/building situated at off Alandi Markal Road, Village Markal, Tal.Khed, Dist.Pune. Owned by M/s. Ayush Pharmaceutical Capsules	Rs.4,54,15,000/-	Rs. 45,41,500/-	30.08.2023 at 11.00 a.m.
14.	M/s. B.K.Agencies, Prop. Gopal Sushma Kalantri	Rs.485.69 Lakh + Further int. from 01.07.2023	Flat No.12, 3 rd floor, KAUSHIK CHSL, CTS No.1336, Vishma Karma Temple Road, Near Chinchechi Talim ,Shukrawar Peth, Pune-Area adm. 835 sq.ft.	Rs.71,32,000/-	Rs. 7,13,200/-	11.08.2023 at 11.00 a.m.
15.	M/s. Swastik Plasto	Rs.658.17 Lakh + Further int. from 01.07.2023	Commercial N.A. Plot Gat No.478, Village Ghatdare, next to Gahtdare bus stop, Taluka -Khandala, Dist-Satara Plot with Shed Area 1H35 Aar, ie. 13500.00 sq/mtrs. Owned by Mr. Hitesh Keshavlal Rupapra	Rs. 4,64,19,000/-	Rs. 46,41,900/-	11.08.2023 at 11.00 a.m.

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 **11/08/2023 and 30/08/2023.** The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder should deposit 25% (Inclusive of 10% EMD Amount) 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. Any statutory and other dues if any payable on these properties have to be ascertain and borne by the purchaser. The intending purchasers may inspect the property **between 11.00 a.m. to 3.00 p.m. on 08/08/2023 and 25/08/2023.** 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.

Statutory Sale Notice Under SARFAESI Act : The Borrower(s) / Guarantor(s) are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be auctioned and balance if any will be recovered with interest and cost

Date : **19/07/2023**
Place : Pune

Sd/-
Authorized Officer, Abhyudaya Co-Op. Bank Ltd.