



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 05.11.2026 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		
28th October 2026, 10.00 A.M. to 5.00 PM			5th November, up to 2.00 PM		5th November 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	M/s. Mahalaxmi Polytex	Rs. 173.72 Lakh + Further interest from 01.10.2026	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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
2	Mrs.Chaudhari Reshma Gopinath Mr. Chaudhari Gopinath M.	Rs. 56.94 Lakh + Further interest from 01.10.2026	Fl Rat at No.701, 7th Floor, Wing-A, "Royal Garden Residency, Kalyan Bhiwandi Road, Bhiwandi - 421 302.Area ad, 672. sq. ft. Carpet. Owned by Mr.Choudhari Reshma Gopinath & Mr Choudhari Gopinath M	Rs.22,00,000/-	Rs.2,20,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
3	Mr.Chaudhari Balwant Madhukar Mrs.Jyoti Balwant Choudhari	Rs. 57.30 Lakh + Further interest from 01.10.2026	Fl Rat at No.702, 7th Floor, Wing-A, "Royal Garden Residency, Kalyan Bhiwandi Road, Bhiwandi - 421 302.Area ad, 672. sq. ft. Carpet. Mr.Choudhari Balwant Madhukar & Mrs.Jyoti Balwant Choudhari	Rs.22,00,000/-	Rs.2,20,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
4	M/s.Low Price Supermart	Rs. 421.30 Lakh + Further interest from 01.10.2026	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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
5	M/s.VKE Plumbing Pvt.Ltd.Director-1)Mr. Vijayan Bhaskaran Pillai 2)Rajlakshmi Vijayan Pillai	Rs. 1615.30 Lakh + Further interest from 01.10.2026	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, Mulund (W), Mumbai 400 082 owned by M/s.VKE Plumbing Pvt.Ltd.	Rs.30,63,000/-	Rs.3,06,300/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
6	M/s. Ayush Enterprises Prop . - Mr.Avdeshkumar Raghunandanlal Dubey	Rs. 65.53 Lakh + Further interest from 01.10.2026	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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
7	Mr.Shailendra Deoprabhakkar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 21.70 Lakh + Further interest from 01.10.2026	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 owned by Mr.Shailendra Deoprabhakkar Dwivedi.	Rs.14,70,000/-	Rs.1,47,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
8	Mr.Yogesh Nanjappa Gowda (Borrower & owner) Mrs.Archana M. (Co-borrower)	Rs. 33.00 Lakh + Further interest from 01.10.2026	Flat No.18, adm. about 28.60 sq.mtrs. carpet area, 3rd Floor, A-3 Wing, Ruby Building, Shreeji Aura Complex, Dahivali, Tal.Karjat, Dist.Raigad – 410 201 owned by Mr.Yogesh Nanjappa Gowda	Rs.19,60,000/-	Rs.1,96,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
9	Mr.Govind Sheshacharya Ayachit (Borrower & Owner) Mrs. Maya Govind Ayachit (Co-Borrower & Co-Owner)	Rs. 27.56 Lakh + Further interest from 01.10.2026	Flat No. 28 on 4th Floor in the "A-4" Wing of Ruby Building in the residential complex Known as 'Shreeji Aura Complex' (admeasuring about 29.73 Sq. mtrs. Carpet area + 02.02 Sq. mtrs Flower Bed area) constructed on all that piece and parcel of land bearing Plot No. 1,2,3 & 4 of Gut No. 106/0 situated at revenue Village Dahivali Turle Need in the Taluka - Karjat, Dist – Raigad 410201", within the limits of Karjat Municipal Council, & within the Jurisdiction of Sub Registration District Karjat & Registration District Raigad, together with furniture, fixtures and fittings, thereon, both present and future, jointly belonging to & owned by Mr. Govind Sheshacharya Ayachit & Mrs. Maya Govind Ayachit	Rs.27,36,000/-	Rs.2,73,600/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
10	Mr. Mhatre Kantilal Jagnnath	Rs.9.73 Lakh + Further interest from 01.10.2026	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 Jagnnath Mhatre	Rs.11,60,000/-	Rs.1,16,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
11	Mr. Chorge Bipeen Prakash (Borrower & Owner) Mrs. Chorge Madhura Bipeen (Co-borrower & Owner)	Rs. 5.39 Lakh + Further interest from 01.10.2026	Flat No. C/003, (adm. 485 Sq. ft. Carpet Area) Ground Floor, Shireen Complex, Survey No. 22/1, Near Damu Park, Sagoon, 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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
12	Mr.Umratkar Ganesh Krushnakumar (Borrower & owner) Mrs.Karishma Kiran Ghosalkar (Co-borrower)	Rs. 29.28 Lakh + Further interest from 01.10.2026	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, Muncipal 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.23,86,000/-	Rs.2,38,600/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
13	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. 16.99 Lakh + Further interest from 01.10.2026	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, Govell 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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
14	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. 3809.85 Lakh + Further interest from 01.10.2026	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 Turle, 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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
15	Mr.Mahendra Pandharinath Patil, Prop. M/s.Dhruv Transport	Rs. 22.90 Lakh + Further interest from 01.10.2026	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/-	05.11.2026 at 11:00 a.m to 4.00 p.m
16	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 29.61 Lakh + Further interest from 01.10.2026	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 owned by Mrs.Vaishali Ravindra Mhatre	Rs.17,60,000/-	Rs.1,76,000/-	Rs.10,000/-	05.11.2026 at 11:00 a.m to 4.00 p.m
17	M/s. Raj Earth Movers & Transport	Rs.1734.19 Lakh+ further interest from 01.10.2026	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	Rs. 9,10,00,000/-	Rs. 91,00,000/-	Rs. 5,00,000/-	05.11.2026 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 05.11.2026 from 11.00 a.m to 4.00 p.m. and last date & time for deposit of EMD amount will be 05.11.2026 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 28.10.2026. Bank has not appointed any agent/broker for sale. 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.

Date: 17.10.2026

Place: Mumbai.

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