



Pune Zonal Office

1st Floor, Dhanwant Plaza, 598, Budhwar Peth, Pune – 411 002.

Tel. No. 8591948712/8169452713/19, 8291220220, 020-24434198, 24491098

Email : recovery@abhyudaya.bank.in , support.baanknet@psballiance.com, dgmpune@abhyudaya.bank.in

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 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 23.06.2026 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
1	M/s. Anutej Recreations and Resorts Pvt.Ltd.	Rs. 4926.77 Lakh+ further interest from 01.05.2026	All that piece and parcel of land adm. 00 Hec. 83 R carved out of Plot No.182-B, S.No.604/1 + 605 + 608, corresponding CTS No.3388, situated at Lullanagar Estate, Bibwewadi (Manjeri), Pune and within the limits of Pune Municipal Corporation, Pune alongwith present construction thereon and future proposed club and resort construction including health club, squash court, swimming pool, snookers, table tennis court, badminton court, rock climbing and lawn etc. thereon together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever with the said land together with all furniture, fixtures and fittings, equipments including electrical/electronic equipments, articles, items etc. attached to or kept or lying in or on the said land both present and future and also with all the rights, title, interest pertaining to the said land and every part thereof owned by M/s.Gopi Recreation and Club (through its partners Mr.Suresh Rajgopalan Iyer, Mrs.Bhagyalakshmi Suresh Iyer & Mr.Tejas Suresh Iyer)	Rs.49,60,00,000/-	Rs.4,96,00,000/-	<u>Rs.5,00,000/-</u>	<u>23.06.2026</u> 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 23.06.2026 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 11.06.2026 . 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 : 01.06.2026

Place: Pune

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