



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, recovery@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 06/02/2026 & 23/02/2026 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 The under mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> on **07.02.2026 & 24.02.2026**. Online E-auction Through Website : [HTTPS://BAANKNET.COM](https://BAANKNET.COM) , Date & Time of Auction **07.02.2026 & 24.02.2026**.

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. Anutej Recreations and Resorts Pvt. Ltd.	Rs. 4734.48 Lakh+ further interest from 01.01.2026	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. 55,86,11,400/-	Rs. 5,58,61,140/-	07.02.2026 at 11..00 a.m.
2	M/s. Gauri Enterprises, Prop . Mrs.Varsha Vitthal Shepal	Rs. 56.63 Lakh+ further interest from 01.01.2026	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/-	07.02.2026 at 11..00 a.m.
3	Mr. Wavale Mohan Motiram	Rs.63.70 Lakh + Further int. from 01.01.2026	Shop No 03, Ground Floor, "Fortune Hill Top", Building A. , area adm. 39.68 Sq.Mt., 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/-	07.02.2026 at 11..00 a.m.
4	Mr. Abhijit Nirmalkumar Kurne & Ms. Sonali Abhijit Kurne	Rs.17.54 Lakh+ further interest from 01.01.2026	Residential Flat No.23, situated on 4th Floor,in the society known as "Aishwarya Heights CHSL, Survey No.2/3, Dhankawadi, Pune-Area 350.00 Sq.ft (Built-up), owned by Mr. Abhijit Nirmalkumar Kurne & Ms. Sonali Abhijit Kurne	Rs. 16,80,000/-	Rs. 1,68,000/-	07.02.2026 at 11..00 a.m.
5	M/s. Om Sai Enterprises, Prop Mr. Santosh Limbaraj Jogdand	Rs. 189.86 Lakh + Further int. from 01.01.2026	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. ft.(Building -334.57 sq.mtrs), Owned by Mr. Limbaraj Maruti Jogdand	Rs. 87,22,000/-	Rs. 8,72,200/-	07.02.2026 at 11..00 a.m.
6	Mrs. Darekar Surekha Hanumant	Rs.61.51 Lakh + Further int. from 01.01.2026	Shop No 02, , Ground Floor, "Fortune Hill Top", Building A, area adm. 39.68 Sq.Mt. , 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/-	07.02.2026 at 11..00 a.m.
7	M/s. Raj Earth Movers& Transport	Rs. 1627.32 Lakh+ further interest from 01.01.2026	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/-	07.02.2026 at 11..00 a.m.
8	M/s. Chintamani Cementration Pvt. Ltd.	Rs.477.72 Lakh+ further interest from 01.01.2026	Land & Shed at Gat No.575/1/A/1/B, Miraj Pandharpur Road, ,Mouje-Kamalapur, Taluka Sangola, Dist-Solapur-area adm. 1550 sq. mtrs owned by Mr. Makarand Chandrashekhar Ankalg	Rs. 98,38,000/-	Rs. 9,83,800/-	07.02.2026 at 11..00 a.m.
9	M/s . Mihir Enterprises,Partner 1) Mr. Sandesh Nivrutti Thitte 2) Mrs. Sampada Sandesh Thite	Rs.557.48 Lakh+ further interest from 01.01.2026	1) Flat No.15, (Apartment No.51), 3rd floor, area adm. 86.43sq.mtrs i.e.930 sq.ft build up .with covered car parking space No.14, above car parking in the building No.4, VISAVA HEIGHTS APARTMENT S.No. 164/2, 165/2/1+2/2A/1+2/2B/1, at villageAUNDH, Taluka Haveli, Dist-Pune	Rs. 1,08,00,000/-	Rs. 10,82,000/-	24.02.2026 at 11..00 a.m.
			2) Flat No. 27, 3rd floor, in the building "5B" of VISHA GHARKUL CHSL, Bearing S, No.164, Hissa No. 2/2A/1+2/2A/1+2/2B/1, & Survey No. 165, Hissa No.2, CTS No.330, Aundh , Pune- adm area 49.74 Sq.Mtrs., i.e. 535 sq. ft Built Up owned by Mr. Sandesh Nivrutti Thitte & Mrs.Sampada Sandesh Thite	Rs. 50,82,000/-	Rs. 5,08,200/-	24.02.2026 at 11..00 a.m.
10	M/s. Shri Auto Industires - Partner 1)Mr.Purshottam Vinayak Kale 2)Mr.Shamrao Namdeo 3)Kirtane, Mr.Pundalik Vinayak Kale 4)Mr.Tushar Bhagwan Gavhane,	Rs.1275.09 Lakh+ further interest from 01.01.2026	1) Flat No.10, on the Third Floor of 'A' Wing of Building No.'B', adm. 40.05 sq.mtrs., Carpet area + balcony area 2.25 sq.mtrs. + terrace area 5.65 sq.mtrs. (which area is inclusive of the area of the balconies) known as "Siddhi Samrat Sahakari Gruh Rachana Sanstha Maryadit", situated at Sector No.3, Plot No.Local Commercial 1 at Mauje Bhosari, Taluka Haveli, District Pune, owned by Mr.Shamrao Namdev Kirtane and Mrs.Jaya Shamrao Kirtane.	Rs. 44,00,000/-	Rs. 4,40,000/-	24.02.2026 at 11..00 a.m.
			2) Flat No.5, on the Second Floor of 'A' Wing of Building No.'B', adm. 40.73 sq.mtrs., Carpet area + Terrace area 13.14 sq.mtrs. in the building known as "Siddhi Samrat Sahakari Gruh Rachana Sanstha Maryadit", situated at Sector No.3, Plot No. Local Commercial 1 at Mauje Bhosari, PCNTDA Taluka Haveli, District Pune, owned by Mr.Purshottam Vinayak Kale and Mrs.Sarita Purshottam Kale.	Rs. 46,01,000/-	Rs. 4,60,100/-	24.02.2026 at 11..00 a.m.
11	M/s. Global Agro Industries	Rs.256.06 Lakh+ further interest from 01.01.2026	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 Ashti, District Beed	Rs. 2,14,65,000/-	Rs. 21,46,500/-	07.02.2026 at 11..00 a.m.
			2) Machinery	Rs. 13,38,000/- + GST (as applicable)	Rs. 1,33,800/-	
12	M/s . Sadguru Associates,	Rs.351.95 Lakh+ further interest from 01.01.2026	Plot No.5 to Plot No.43 totally adm. 9323.32 Sq.Mtrs., out of sanctioned lay-out of land bearing Gat No.618 (part) of village Khandala, Taluka Khandala, District Satara owned by Mr. Suresh Gopal Jadhav	Rs. 5,27,90,000/-	Rs. 52,79,000/-	24.02.2026 at 11..00 a.m.
13	M/s. Srushti Pressing, Prop. Mr. Patil Sunil Arvind	Rs.53.15 Lakh + Further int. from 01.01.2026	Flat No.707,7th floor "Mantra Movements" Wing "F", Gat No. 167 & 168, old Gat No.1287/1, & 1287/2, Chikhali, Akurdi Road, Near Siddhanth Pet Clinic Borhadewadi, Pune 411 070. adm area-807.sq.ft, owned by Mr. Patil SunilArvind	Rs.47,98,000/-	Rs. 4,79,800/-	07.02.2026 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 **07/02/2026 & 24/02/2026**. The OPEN Auction bidding will also take place at the same time. Offerers may remain present and revise their offer upwards. The successful bidder/offerer 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. Any 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 28/01/2026 & 17/02/2026**. 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.

(Jyoti J. Duraphe)

Authorized Officer, Abhyudaya Co-Op. Bank Ltd.

Date : 19/01/2026 Place : Pune