



## 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 **12/03/2025 & 27/03/2025 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.Kalpak Industrial Technologies (India) Pvt.Ltd.,	Rs. 2556.47 Lakh + Further int. from 01.02.2025	1) Plot No.58 and 59/22, D-II Block in Pimpri Industrial Area of the plot 945 sq. mt., MIDC alongwith factory shed adm. 942.28 sq.mtrs. thereon, within village limits of Akurdi, Taluka – Haveli, Dist.Pune, <b>owned by M/s.Kalpak Industrial Technologies (India) Pvt.Ltd.,</b>	Rs.8,23,16,000/-	Rs. 82,31,600/-	13.03.2025 at 11.00 a.m.
			2) Non Agricultural land bearing Gat No.1290 area adm. 01 H 90 R and construction thereon situated at Village – Pisarve, Taluka – Purandar, District – Pune <b>owned by M/s.Kalpak Industrial Technologies (India) Pvt.Ltd.</b>	Rs.2,30,85,000/-	Rs. 23,08,500/-	
			3)Gat No.1328 area adm. 01 H 16 R, and construction thereon situated at Village – Pisarve, Taluka – Purandar, District – Pune <b>owned by M/s.Kalpak Industrial Technologies (India) Pvt.Ltd.</b>	Rs.1,36,64,000/-	Rs. 13,66,400/-	
2	M/s. Saka Embroidery Pvt. Ltd.	Rs.5542.43 Lakh + Further int. from 01.02.2025	1) Office space on first floor in the building known as "Gogate Chamber Apartment Condominium", CTS No. 902(New), 382(old), adm, 367.1 sq mtrs, situated at Sadashiv Peth, Pune- 411009 adm area 165.60 sq. mtrs., i.e. 1781 sq. ft. built up. <b>owned by M/s. Saka Embroidery Pvt. Ltd.</b>	Rs. 2,08,38,000/-	Rs. 20,83,800/-	13.03.2025 At 11.00 a.m.
3	M/s.Shri Balaji Wire Industries	Rs. 135.56 Lakh + further interest from 01.02.2025	1) Industrial Plot No.E12, Supa MIDC, Taluka-Parner, Dist-Ahmednagar- area of the Plot,2800. sq.mtrs, <b>owned by Mr. Amol Ganpat Gaikawad</b>	Rs. 1,69,20,000/-	Rs. 16,92,000/-	13.03.2025 at 11.00 a.m.
			2)Machinery	Rs. 7,42,000/- + 18% GST	Rs. 74,200/-	
4	M/s. Gauri Enterprises, Prop. Mrs. Varsha Vitthal Shepal	Rs. 51.91 Lakh + Further int. from 01.02.2025	Flat No.302, on 3rd Floor area adm. 425.83 sq. fts., 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. <b>Owned by Mrs. Varsha Vitthal Shepal</b>	Rs. 20,70,000/-	Rs. 2,07,000/-	13.03.2025 at 11.00 a.m.
5	Mr. Wavale Mohan Motiram	Rs. 58.98 Lakh + Further int. from 01.02.2025	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. <b>Owned by Mr. Mohan Motiram Wavale.</b>	Rs. 37,70,000/-	Rs. 3,77,000/-	13.03.2025 at 11.00 a.m.
6	M/s, Global Agro Industries	Rs. 218.34 Lakh+ further interest from 01.02.2025	1) Industrial Plot No.A/30, 31, Ashti MIDC, Taluka-Ashti, Dist -Beed ,Area adm 3970. Sq. Mtrs.	Rs. 2,68,31,000/-	Rs. 26,83,100/-	13.03.2025 at 11.00 a.m.
			2) Machinery	Rs. 15,05,000 + GST (as applicable)	Rs. 1,50,500/-	
7	Mrs. Darekar Surekha Hanumant	Rs.56.65 Lakh + Further int. from 01.02.2025	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. <b>Owned by Mrs. Surekha Hanumant Darekar.</b>	Rs. 37,70,000/-	Rs. 3,77,000/-	13.03.2025 at 11.00 a.m.
8	M/s. Jayalaxmi Food Processing Pvt. Ltd.	Rs.6433.31 Lakh + Further int. from 01.02.2025	1) Industrial Plot & Shed at Gat No.376, 381(p), 382(p), 383, 384, 385 & 386.(p) Naigaon Road, Near Hy-Tech Company,Village Sangavi, Tal.Khandala,Dist.Satara – 412 801. Total Area of Plot 22550.00 sq.m.	Rs. 24,23,80,000/-	Rs. 2,42,38,000/-	13.03.2025 at 11.00 a.m.
			2) Machinery (at above address)	Rs.4,76,01,000/ + GST (as applicable)	Rs. 47,60,100/-	
9	M/s. Raj Earth Movers & Transport Prop.	Rs. 1489.61 Lakh+ further interest from 01.02.2025	1) All the piece and parcel of the NA Land adm. area 00H-31.54 Aar alongwith RCC building constructed thereon carve out of Gat No. 385, Hissa No. 2, Totally adm. area 03H-10.03 Aar situated at Village <b>Dongargaon</b> , within the limits of Panchayat Samiti, Maval, Tal. Maval, Dist. Pune. <b>Owned by Mrs. Meenakshi Dattaram Chavan.</b>	Rs. 3,97,22,000/-	Rs. 39,72,200/-	13.03.2025 at 11.00 a.m.
10	M/s. Bay Leaf Bristo Lolla Palooza, The Magnum Opus, Prop. Mr. Manoj Kumar Pandey	Rs. 3,300.76 Lakh + further interest from 01.02.2025	Unit No,401 , carpet area 1731.00 sq. ft. & 402, carpet area 1921.00 sq.ft, 4th floor, "G" Wing, Vision Galleria , Kunal Icon Road, Near Vision 9, Pimple Saudagar, Pune. <b>Owned by Mr. Manoj Kumar Pandey &amp; Mrs. Kavita Manoj Pandey.</b>	Rs. 10,68,63,000/-	Rs. 1,06,86,300/-	13.03.2025 at 11.00 a.m.
11	M/s. Nelge Engineers	Rs. 77.39 Lakh+ further interest from 01.02.2025	Residential Flat No. 303, 3rd floor, Building No. B-1, in the project known as "Tanish Sanskruti" at S.No.219, Hissa No.2A, CTS No.4392, Dighi Road, Bhosari, Pune, owned by Mr. Pandurangrao Ramrao Nelge, Area of the flat adm 671.00 sq. ft.	Rs. 35,55,000/-	Rs. 3,55,500/-	28.03.2025 at 11.00 a.m.
12	M/s. Chintamani Cementation Pvt. Ltd.	Rs. 434.49 Lakh+ further interest from 01.02.2025	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 Chandrashekar Ankalg	Rs. 1,09,31,000/-	Rs. 10,93,100/-	28.03.2025 at 11.00 a.m.
13	M/s. Shivshakti Construction Prop. - Mr. Sudhir Mohanrao Deore	Rs. 1825.39 Lakh+ further interest from 01.02.2025	1)Shop No.15 i.e. Apartment No.18, adm. area about 30.20 sq.mtrs, i.e. 325 sq.ft., built-up ,	Rs. 26,35,000/-	Rs. 2,63,500/-	13.03.2025 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. 38,05,000/-	Rs. 3,80,500/-	
			3) Shop No.17 i.e. Apartment No.20, Adm. area about 470 Sq. ft. Builtup	Rs. 38,05,000/-	Rs. 3,80,500/-	
			4)Shop No.18 i.e. Apartment No.21, adm. area about 30.20 sq.mtrs, i.e. 325 sq.ft.,	RS.26,35,000/-	Rs. 2,63,500/-	
			5) Shop No.19 i.e. Apartment No.22, adm. area about 33.44 sq.mtrs, i.e. 362 sq.ft., built-up	Rs.29,35,000/-	Rs. 2,93,500/-	
			6)Shop No.20 i.e. Apartment No.23, adm. area about 43.11 sq.mtrs, i.e.464 sq.ft., built-up	Rs.37,55,000/-	Rs. 3,75,500/-	
			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. 32,40,000/-	Rs. 3,24,000/-	
			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. 25,50,000/-	Rs. 2,55,000/-	

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 **13/03/2025 & 28/03/2025** 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 07/03/2025 & 20/03/2025**. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

Date : 21/02/2025,  
Place : Pune

Jyoti J. Duraphe  
Authorized Officer, Abhyudaya Co-Op. Bank Ltd.