



BASSEIN CATHOLIC CO-OPERATIVE BANK LTD

(SCHEDULED BANK)

Catholic Bank Building, Papdy Naka, Papdy, Vasai (West), Dist-Palghar (M.S.) 401207
Tel. No. :- 8007912200, 7447762211

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorised Officer of Bassein Catholic Co-op. Bank Ltd. has taken of possession of the following assets u/s 13 (4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets is the below mentioned case for realization of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "NO COMPLAIN BASIS" as specified here under :

Sr. No.	Name of Borrower (NPA)	Amt. O/S (Rs.) As Per Demand Notice and date of demand notice	Description of Property	Reserve Price & EMD	Auction & Inspection Date & Time
1	M/s Patil Marketing Partners : 1. Mr. Prakash Madhukar Patil 2. Mr. Dattatray Tukaram Patil BDLN 4 Arnala Branch CC 1147 Manikpur Branch	Rs. 2,44,03,503/- Dated 19-12-2019 and Rs. 1,05,35,664.59 Dated 29-10-2019	1. Electronic Godown & Office Consisting of Gr. + Upper Mazzanine Floor on plot bearing Survey No. 144, Hissa No. 4, Nirmal Giriz Road, Bhuigaon Budruk, Nallasopara West Land Area 4.325 Guntha Total Construction Area 3022 sq.ft. AND 2. Plot of Land Bearing Survey No. 144, Hissa No. 5, Nirmal Girij Road, Bhuigaon, Budruk, Nallasopara West Area admeasuring 3 Gunthas (combine both the properties)	Reserve Price Rs. 1,60,00,000/- EMD Rs. 16,00,000/-	Auction on 05th August 2025 at 10.00 a.m. to 11.00 a.m. Inspection on 29th July 2025 from 11 a.m. to 1.00 p.m.
2	a) M/s. Kalpataru Cartons Partners : 1. Mr. Sameer Gopal Pingulkar 2. Mrs. Pallavi Sameer Pingulkar SSLN-842/864 & 865 HLN-1379/1383 & 1384 CC-108 b) Mr. Sammer Gopal Pingulkar SSLN-847 c) Mrs. Pallavi Sammer Pingulkar SSLN-809 & 824 PMLN-13	a) Rs. 2,82,65,796.25 Dated 14-02-2018 & Rs. 1,39,79,551.37 Dated 14-02-2018 b) Rs. 31,78,151/- Dated 14-02-2018 c) Rs. 2,72,27,405.74 Dated 14-02-2018	Flat No. 1502, 15th Floor "A" Wing, Sai Tirth Building Siddhartha Nagar, Kopari, Station Road, Thane (East) Adm area 1117 sq.ft. carpet.	Reserve Price Rs. 1,96,10,000/- EMD Rs. 19,61,000/-	Auction on 05th August 2025 at 11.05 a.m. to 12.00 noon Inspection on 29th July 2025 from 11 a.m. to 1.00 p.m.

3 d) M/s.Sago Paper Products Partners : 1. Mr. Sameer Gopal Pingulkar 2. Mrs. Pallavi Sameer Pingulkar CC-19 e) M/s. Sago Paper Systems Partners : 1. Mr. Sameer Gopal Pingulkar 2. Mrs. Pallavi Sameer Pingulkar CC-40 Thane Branch	d) Rs. 1,02,52,579.38 Dated 14-02-2018 e) Rs. 1,36,80,934.00 Dated 14-02-2018	Machineries lying in factory Premises in Unit No. 3 & 4 at Village Asangon, Manas Mandir Road, Asangaon, Taluka Shahpur, Dist-Thane	Reserve Price Rs. 75,00,000/- EMD Rs. 7,50,000/-	Auction on 05th August 2025 at 12.05 noon to 1.00 p.m. Inspection on 30th July 2025 from 11 a.m to 1.00 p.m
4 Ravi Sawant Prop. Of M/s. Sawant Enterprises BDLN 35 MACLN 1 SSLN 78291 ODCC 41 SSLN 78290 Manikpur Branch	Rs. 56,37,684.95 Dated 22.06.2023 And Rs. 30,02,244.50 Dated 22.06.2023	Unit No. 203, Second Floor, Building No. 3, Sheetal Supreme Industrial Estate, on Sativali Road, Near Sai Baba Mandir, Waliv, Vasai East. Area Adm 108.04 sq.mtr. i.e. 1162.94 sq.ft. BUA	Reserve Price Rs. 1,01,20,000/- EMD Rs. 10,12,000/-	Auction on 22nd August 2025 at 10.00 a.m. to 11.00 a.m. Inspection on 12th August 2025 from 11 a.m. to 1.00 p.m.
5		Machinery lying at Unit No. 203 1) PET Blow Moulding with conveyor and Heating System 2) Air Compressor with Motor and Receiver Fouji Make 3) Water Chiller	Reserve Price Rs. 3,24,000/- EMD Rs. 32,400/-	Auction on 22nd August 2025 at 11.05 a.m. to 12.00 noon Inspection on 12th August 2025 from 11 a.m. to 1.00 p.m.

*With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and/or realization.

**The successful bidder shall have to deposit 25% of the final bid amount not later than next working day.

The auction will be conducted through the Bank's approved service provider M/s.e-Procurement Technologies Limited (Auction Tiger), Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid / Offer, are available from their website at <https://sarfaesi.auctiontiger.net>

STATUTORY 15 DAYS (Sr. No. 1 2 and 3) and 30 DAYS (Sr. No. 4 & 5) NOTICE TO THE BORROWER / MORTGAGOR/GUARANTORS UNDER THE SARFAESI ACT 7 RULES 2002

The notice is also a mandatory notice of 15 (Fifteen) days for sr. no. 1, 2 and 3 and 30 (Thirty) days for sr. no. 4 and 5 to the Borrower/Mortgagor/Guarantors of the above loan accounts. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about hold auction/sale on the above referred dated and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses, as per the rules/conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default if payment, the Secured Assets shall at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Sd/-

Date :- 15.07.2025

Place :- Vasai

Authorised Officer

Bassein Catholic Co-operative Bank Ltd.