



**BASSEIN CATHOLIC
CO-OPERATIVE BANK LTD**

ESTD.1918

(SCHEDULED BANK)

Catholic Bank Building, Papdy Naka, Papdy, Vasai (West) Dist-Palghar (M.S) 401207
Tel. No. :- 8007912200, 9146008847

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 possessionof 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	Mr. Bavtis John Rodrigues PMLN-20 Nandhakhal Branch	Rs. 74,76,743.96 Dated 29.04.2024	Flat No. 124, 125 & 126 (3 combine flats converted into "Johnson Fitness Hub"), 1st Floor, Viva Mall Residential Building, situated at Pushpa Nagar, Near S. T. Stand, Virar (W), Tal- Vasai, Dist-Palghar, PIN-401303 Adms. Area 900 sq. ft. BUA	Reserve Price Rs.76,50,000/- EMD Rs.7,65,000/-	Auction on 10thSeptember 2026 at 10.00 a.m. to 11.00 a.m. Inspection on 20th August 2026 from 11am to 1.00 pm
2	Mr. Santosh Pappu Naidu HSGLN-48 Kelve Branch	Rs. 17,38,502.80 Dated 17.12.2024	Flat No. A/404, 4th Floor, Crystal Park, Village Bandathe, Near Bhaskerwadi, Damp Road, Taluka Palghar, Kelve East. Area 22.41 sq.mtrs. (Carpet)	Reserve Price Rs.11,28,600/- EMD Rs.1,13,000/-	Auction on 10th September 2026 at 11.00 a.m. to 12.00 Noon Inspection on 20th August 2026 from 11am to 1.00 pm
3	Mrs. Smita Rohidas Jadhav SSLN- 54 Wada Branch	Rs. 7,90,332.00 Dated 25.10.2023	Flat No. 2, Ground Floor, Maitri Complex, Building Type-C, Near Kudus Post Office, Village Kudus, Tal. Wada, Dist. Palghar, Pin-421312. Adms. Area 423.53 sq.ft. (Carpet)	Reserve Price Rs.13,27,000/- EMD Rs.1,33,000/-	Auction on 10th September 2026 at 12.00 Noon 1.00 pm Inspection on 20th August 2026 from 11am to 12 noon pm
4	Mr. Rohidas Harichandra Jadhav PMLN-16 Wada Branch	Rs. 17,49,565 Dated 07.06.2024	Flat No. 18 & 19, 2nd Floor MGM Arcade, Near Canara Bank, Wada-Bhiwandi Road, Village Kudus, Tal. Wada, Dist. Palghar, Pin-421312. Adms.Area 815 sq.ft. (BUA)	Reserve Price Rs.16,50,000/- EMD Rs.1,65,000/-	Auction on 10th September 2026 at 1.00 pm 2.00 pm Inspection on 20th August 2026 from 12 Noon to 1.00 p.m.
5	M/s. Jignesh Foot Wear Prop. Rohidas Harishchandra Jadhav ODCC 13 Wada Branch PMLN-36 Wada Branch	Rs. 11,25,530.96 Dated 01.06.2024 Rs. 11,99,490 Dated 06.06.2024	Shop No. 10, Ground Floor, Sai Dham Complex,Near Kudus Police Station, Bhiwandi-Wada Road, Village Kudus, Tal. Wada, Dist. Palghar, Pin-421312. Adms Area 325 sq.ft. (Carpet)	Reserve Price Rs.19,74,600/- EMD Rs.1,98,000/-	Auction on 10th September 2026 at 2.00 pm 3.00 pm Inspection on 20th August 2026 from 1.00 p.m. to 2.00 pm
6	Mr. Munir Abdul Rehman Shaikh Proprietor of M/s. Chistiya Sea Foods ODCC 2 SSLN 160 SSLN 173 AND Mrs. Shahnaz Munir Shaikh Proprietor of M/s. Naaz Fish Company ODCC 15 Uttan Branch	Rs. 2,20,17,704.47 in respect of ODCC 2 Dated 04.07.2017 AND Rs.44,98,516.00 in respect of SSLN 160 Dated 04.07.2017 AND Rs.9,86,267.00 in respect of SSLN-173 Dated 04.07.2017 AND Rs.1,22,58,825.96 in respect of ODCC-15 Dated - 04.07.2017	Factory and Cold Storage Along with land at New Survey No. 34, Hissa No. 1/B, Village Mori, At post Village Kaman, Vasai East, Land area 10 Gunthas, Total Construction area 3408 Sq.ft.	Reserve Price Rs.92,40,000/- Rs.9,24,000/- (EMD)	Auction on 27th August 2026 at 10.00 am to 11.00 pm. Inspection on 20th August 2026 from 11.00 am. to 1.00 pm.

*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 30 DAYS (Sr.No. 1 to 5) and 15 DAYS (Sr.No. 6) NOTICE TO THE BORROWER / MORTGAGOR / GUARANTORS UNDER THE SARFAESI ACT 7 RULES 2002

The notice is also a mandatory notice of 30 (Thirty) days(Sr. No.1 to 5) and 15 (Fifteen) days (Sr. No.6)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 it 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 :- 31.07.2026
Place :- Vasai
Authorised Officer
Bassein Catholic Co-operative Bank Ltd.

35 x 3

FPJ

**0108-2026-Priya-02 Bassein E-Auction
Sale Notice**