



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	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 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 f) Mr. Sameer Gopal Pingulkar SSLN-800 Thane Branch	Rs. 2,82,65,796.25 Dated 14-02-2018 & Rs. 1,39,79,551.37 Dated 14-02-2018 Rs. 31,78,151/- Dated 14-02-2018 Rs. 2,72,27,405.74 Dated 14-02-2018 Rs. 1,02,52,579.38 Dated 14-02-2018 Rs. 1,36,80,934.00 Dated 14-02-2018 Rs. 22,80,002/- Dated 14-02-2018	1. Land and Factory building standing thereon at Plot No. 3 having Survey No. 47 paiki Jain Manas Trith Road, Assangaon, Taluka Shahapur, Thane-421601. Plot Area-900 sq.mtr. Factory Building Area Adm. Basement-4800 sq.ft. + Ground Floor-4800 sq.ft. + First Floor-4500 sq.ft. and Other structure thereon 2. Factory land and building at Plot No. 8, out of Survey No. 47 paiki, Jain Manas Trith Road, Assangaon, Taluka Shahapur, Thane-421601. Plot Area-1560 sq.mtr. Factory Shed Area Adm 4000 sq.ft. + Factory Building Area Adm 2000 Sq.ft. and other Structure thereon.	1. Reserve Price Rs. 2,75,00,000/ EMD Rs. 27,50,000/- 2. Reserve Price Rs. 2,14,00,000/ EMD Rs. 21,40,000/-	1. Auction on 11th December 2025 at 10.00 A.M. to 11.00 A.M. Inspection on 14th November 2025 from 11 am to 1.00 pm 2. Auction on 11th December 2025 at 11.00 A.M. to 12.00 Noon Inspection on 14th November 2025 from 11 am to 1.00 p.m.
2	M/s. Samruddhi	Rs. 2,99,26,393.02	1. Gala No. 1, Ground	1. Reserve	1. Auction on

Thane Branch					
2	M/s. Samruddhi Polymers Partners : Mr. Kaushik C. Mehta Mr. Rupesh R. Doshi SSLN 172 CC 27 MACLN 2 BCCBWCTL 2 Borivali Branch	Rs. 2,99,26,393.02 Dated 05.10.2021	1. Gala No. 1, Ground Floor, A Wing, K. P. Residency, Land bearing G. No. 225, Plot No. 16, Village-Kudus, Taluka-Wada, Wada Bhiwandi Road, Palghar-412 312. Area Adm. 1153 sq.ft. and Mezzanine floor about 290 Sq.ft. (SBUA) 2. Gala No. 2, Ground Floor, A Wing, K. P. Residency, Land bearing G. No. 225, Plot No. 16, Village-Kudus, Taluka-Wada, Wada Bhiwandi Road, Palghar-412312. Area Adm. 475 sq.ft. and Mezzanine floor 320 sq.ft. (SBUA)	1. Reserve Price Rs. 49,02,000/- EMD Rs. 4,90,200/- 2. Reserve Price Rs. 22,20,000/- EMD Rs. 2,22,000/-	1. Auction on 11th December 2025 at 12.00 Noon to 1.00 P.M. Inspection on 14th November 2025 from 11 to 1.00 p.m 2. Auction on 11th December 2025 at 1.00 P.M. to 2.00 P.M. Inspection on 14th November 2025 from 11 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 30 DAYS NOTICE TO THE BORROWER / MORTGAGOR / GUARANTORS UNDER THE SARFAESI ACT 7 RULES 2002

The notice is also a mandatory notice of 30 (Thirty) days 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 in 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.

Date :- 30.10.2025

Place :- Vasai

Sd/-

Authorised Officer

Bassein Catholic Co-operative Bank Ltd.