



**BASSEIN CATHOLIC
CO-OPERATIVE BANK LTD**

(SCHEDULED BANK)

Catholic Bank Building, Papdy Naka, Papdy, Vasai (West), Dist-Palghar (M.S)-401207

Tel. No :- 7447762211, 8007912200

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 over 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	Description of Property	Reserve Price & EMD	Auction & Inspection Date & Time
1	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.	Rs. 88,00,000/- (Reserve Price) Rs. 8,80,000/- (EMD)	Auction on 18th March 2026 at 10.00 am to 11.00 am. Inspection on 11th March 2026 from 11 am to 1.00 pm.
2	M/s. Rishabh Distributors (Prop. Vaishali Chirag Shah) and Jimit Mahesh Shah HSGLN 7 BDLN 8 Nandakhal Branch	Rs. 29,80,568.73 In respect of HSGLN 7 Dated 29.04.2024 Rs. 15,10,801.94 In respect of BDLN 8 Dated 29.04.2024	Flat No. 003, Ground Floor, J Wing, Yashvant Vihar J Wing CHSL, In Yashwant Vihar Complex Road, Village Bolinj, Virar West, Pin-401303. Area Adm. 1275 sq.ft. BUA.	Rs. 62,54,100/- (Reserve Price) Rs. 6,25,500/- (EMD)	27th March 2026 at 10.00 am to 11.00 am Inspection on 11th March 2026 from 11 am to 1.00 pm.

3	Mr. Rajesh Vijay Saroj, HSGLN 44 Nallasopara Link Road	Rs. 20,75,747/- 17.01.2024	Flat No-120, 1st Floor, Building Type E, Building No. 3, Dynasty, Phase I, Majestic Meadows, Opp. The Fern Shelter Resort, National Highway, NH-8, Village Dhekale, Saphale East, Palghar, Pin-401102. Area Adm. 241.54 sq.ft. Carpet	Rs. 23,94,000/- (Reserve Price) Rs. 2,39,400/- (EMD)	1.00 pm. 27th March 2026 at 11.00 am to 12.00 Noon Inspection on 11th March 2026 from 11 am to 1.00 pm.
4	Mrs. Anjana Kantilal Makwana HSGLN 15 Palghar Branch	Rs. 7,95,690.64 28.06.2024	Flat No. 201, 2nd Floor, Mount Ville, Village-Navali, Varkhunti Road, Palgahar East, Taluka- Palghar, Pin-401404, Area Adm.500 sq.ft. BUA.	Rs. 20,25,000/- (Reserve Price) Rs. 2,02,500/- (EMD)	27th March 2026 at 12.00 Noon to 1.00 pm. Inspection on 11th March 2026 from 11 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 15 DAYS NOTICE TO SR.NO.1 AND 30 DAYS NOTICE TO SR.NO.2,3,4 TO THE BORROWER / MORTGAGOR / GUARANTORS UNDEER THE SARFAESI ACT 7 RULES 2002

The notice is also a mandatory notice of 15 (Fifteen) days notice to sr.no. 1 and 30 (Thirty) days notice to sr.no. 2,3,4 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 :- 23.02.2026

Place :- Vasai

Sd/-
Authorised Officer
Bassein Catholic Co-operative Bank Ltd.