

E AUCTION SALE NOTICE

E AUCTION SALE NOTICE (Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002 .

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the Symbolic possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:- The property will be sold "as is where is", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

Sr. No.	Name of Borrower(s) and Co-borrower(s), Guarantor(s)	Reserve Price (Rs.)	EMD (Rs.)	Date & Time of E-Auction	Type of Possession
1	Late. Mr. Balsubramaniam Ramaswamy Nadar (Through His Known And Unknown Legal Heirs Including Mrs. Namrata Balsubramaniam Nadar) Mrs. Namrata Balsubramaniam Nadar	1837500/-	183750/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece And Parcel Of Property Bearing Flat No. 103, On The 1 st Floor, H Wing, In The Building Known As Florence Town, Admeasuring 24.703 Sq.mtr Carpet Area & Balcony Area 12.201 Sqmtr Situated At Karjat Dist.raigad. (The Secured Assets)					
2	Mr. Bhaskar Mahadev Sabbani Mrs. Anushka Bhaskar Sabbani / Lingdao Heath Care Private Limited M/S. Lingdao Heath Care Private Limited It's Authorised Signatory	1. 6245000/- 2. 12840000/-	1. 624500/- 2. 1284000/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: 1. All Piece and Parcel of Property Bearing Flat No. 1904 On The 19 th Floor Of Building Known As "My City" Wing Building No. B-1 Admeasuring Approx. 541.45 Sq. Ft Carpet Area In Co-Op Society Called Runwal My City Tower B-1(Alpha) Co-Op Hsg Society Ltd Lying And Being On Land Bearing Survey No. 36, Survey No. 35, 39 & 77 Adm 27500 Out of 85000 Of Village Betvada Taluka Kalyan Dist Thane. (The Secured Assets) And 2. All Piece and Parcel of Premises/Office No. 308 Admeasuring 39.68 Sq. Mtrs Carpet Area On The 3 rd Floor of The B Wing Along With 01 Podium Ground-Stilt Parking Space In Commercial Complex Known As Damji Shamji Corporate Square B-Wing Commercial Premises Co-Operative Society Ltd Situated At Pant Nagar Chhatkopar (E) Mumbai. (The Secured Assets) (For Sr. No.2 Reserve Price & EMD of Properties as mentioned in Description respectively)					
3	Mr. Bipin Hasmukhrai Kava M/S.bipin Engineering Works (Through Its Proprietor Mr. Bipin Hasmukhrai Kava) Mrs.manisha Bipin Kava	3601500/-	360150/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece & Parcel of A Residential Flat Bearing No. A/607, Admeasuring 25.09 Sq Mtr.built Up Area On The 6 th Floor, of Shreenathji (Sra) Co.op.soc.ltd, Opp. Laxminarayan Temple, Daya Bhai Patel Road Malad Mumbai - 400097, Constructed On Land Bearing C.T.S. No. 538/538/1,579-B of Village Malad East Taluka Borivali In The Registration District of Mumbai Suburban. (The Secured Assets)					
4	Mr. Ganesh Suresh Pawar Mrs. Shreya Ganesh Pawar	5991700/-	599170/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All The Piece & Parcel of Apartment No. Ss-iii/768 Admeasuring 18.893 Sq Mtr Situated At Sector 3 Siddhivinayak Apartment Owners Association On Plot No. 9 Koparkhairane Tal & Dist: Thane. (The Secured Assets)					
5	Mr. Kishor Devidas Walhe Mrs. Manisha Kishor Walhe	17480000/-	1748000/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All That Piece and Parcel of The Property Bearing Flat No. B/1803 Admeasuring 58.90 Sq. Mtrs Carpet Area On The 18 th Floor In The Building Known As Swapnalok Towers & Society Known As Swapnalok Towers Co-Operative Housing Society Limited Near Gokuldham Off Film City Road Malad (East). Constructed On Land Bearing Survey No. 267 Hissa No.1/1 Part Bearing Cts No. 610 (Part) And Now Bearing CTS No. 610A/1/A/2A Of Village Malad Taluka Borivali. Bounded By. On Or Towards The East-S. No. 267/H/1/1 On Or Towards The West-Land In H.c Suit No. 3359 On Or Towards The South-Exiting Road On Or Towards The North-Area Of Mr. Samuel. (The Secured Assets)					
6	Mr. Raj Santosh Zinje Mr. Santosh Narayan Zinje Mrs. Sayli Santosh Zinje	2936500/-	293650/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece And Parcel of Property Bearing Flat No. 105, On The 1 st Floor, A Wing, Admeasuring About 599 Sq. Feet Carpet Area, Building Known As 'New Raigad Palace Co-Operative Housing Society Limited', Constructed On Survey No. 271/B, Plot No. 1 To 5 & Survey No. 273/1, Lying And Being Situated At Village Pen, Tal. Pen, Dist. Raigad. (The Secured Assets)					
7	Mr. Sapan Kondiram Chikane M/S. Mauli Enterprises Through It's Authorised Signatory Mrs. Rekha Sapan Chikane	8944000/-	894400/-	19/09/2025 & 11:00am to 1:00pm	Symbolic

Assets)					
7	Mr. Sopan Kondiram Chikane M/S. Mauli Enterprises Through It's Authorised Signatory Mrs. Rekha Sopan Chikane	8944000/-	894400/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece and Parcel of Property Bearing Unit No. 468 Ss-III Type Plot No. C-188 Area Admeasuring 31.99 Sq. Mtrs Built Up Area In Dattaguru Co-Op Hsg Soc. Ltd Sector -1 Ghansoli Navi Mumbai Taluka & Dist Thane. (The Secured Assets)					
8	Mr. Munwwar Ajmal Khan M/S. A S K Cable Network Rep. By Mr. Munwwar Ajmal Khan Mrs. Nighat Munawwar Khan	9552000/-	955200/-	19/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece and Parcel of Property Bearing Flat No. 203, On 2 nd Floor, Building No. B-14, of Al-Hateem Co-Operative Housing Society Situated At Millat Nagar, off New Link Road, Andheri-West, Mumbai. admeasuring Area 44.42 Sq. Mtrs /478 Sq. Ft Built Up. (The Secured Assets)					
9	Mr. Devaram Rajaram Sirvi Mrs. Papi Rajaram Sirvi	3315000/-	331500/-	04/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All That Piece and Parcel of Flat No. 101, In A Wing On 1 st Floor, Admg 510 Sq. Ft. Built Up Area, Equivalent To 47.39 Sq. Mtrs. Built Up Area, In The Building Known As Bhavsar Nagar, In The Society Known As Bhavsar Nagar Co-Operative Housing Society Limited, Constructed On Land Bearing Old Survey No. 93 And 94, New Survey No. 130 and 131, Plot No. 2 And 4, At Village Achole, Situated At Bhavsar Nagar, Achole Road, Nallasopara (E), Taluka Vasai, Dist. Palghar. (The Secured Assets)					
10	Mr. Imrankhan Samsher Khan Pathan Mrs. Heenakassur Imran Pathan	3978000/-	397800/-	04/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece and Parcel of Property Bearing Flat No. 303 Admeasuring 474 Sq. Ft. Carpet Area, On The 3 rd Floor, In The "Mehmood Palace Co-Operative Housing Society Limited", Land Bearing CTS No. 127, 127/1, 128A, 128B & 131, Situated At Village - Panvel, Taluka Panvel, District Raigad. (The Secured Assets)					
11	Mr. Nilesh Eknath Bhoji Mrs. Sapna Nilesh Bhoji	3765000/-	376500/-	04/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece And Parcel of Property Bearing Flat No. 305, Admeasuring 25.09 Sq Mtrs, On The 3 rd Floor, In-The Building Known As Shanti Glory, Situated At Plot No. 70/1,71, Sector 4 A Asudgaon, Panvel, Navi Mumbai. (The Secured Assets)					
12	Mr. Prashant Pandurang Patere Mr. Yogesh Pandurang Patere Mrs. Shweta Prashant Patere M/S. Om Caterers Through It's Authorised Signatory	6084000/-	608400/-	04/09/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All Piece And Parcel of Property Bearing Flat No. 2C/116 Jai Ambe Sadan-2 CHS Ltd Shankar Rao Naram Path Lower Parel Mumbai Adm. 180 Sq. Ft Within The Limits of Mumbai City. (The Secured Assets)					

For Sr. No. 1 to 8 Date and time of submission of EMD on or before 18-09-2025 up to 05:00 pm and For Sr. No. 9 to 12 Date and time of submission of EMD on or before 03-09-2025 with request letter of participation KYC, Pan Card, Proof of EMD at email id – purander.hegde@dcbbank.com. The intending purchasers/bidders are required to deposit EMD amount either through DD/NEFT/RTGS in the name of the beneficiary, DCB Bank LTD.

Inspection Date and Time: 18/08/2025 to 30/08/2025; Between 11:00am to 04:00pm, Contact on Mr. Purander Hegde 8422982868 and Mr. Satish Abhyankar Mob. No. 9819756975 Authorized Officers of DCB Bank Ltd.

TERMS AND CONDITIONS OF THE E-AUCTION

- (1) The properties are being sold on an "as is where is", "as is what is", "as is how is" & on a "No Recourse" basis without any kind of warranties & indemnities.
- (2) All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Independent Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Areas of Property Tax, Electricity Dues etc.
- (3) (Contact T. Jaya Prakash Reddy, Mob. No: 8142000064; Back End Office: 8142000066/63/62, Office mail id: info@bankauctions.in & Mail id: prakash@Bankauctions.in at their web portal <https://bankauctions.in/> on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link <https://www.dcbbank.com/cms/showpage/page/customer-comeer>.
- (4) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (4closure.com), Mob. No: 8142000064, Back End Office: 8142000066/63/62, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- (5) Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date: 16/08/2025

Place: Mumbai/ Palghar/ Thane / Raigad

SD/-
FOR DCB Bank Limited
Authorized Officer