

DCB Bank Limited

Registered Office:- DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013.

Retail Asset Collection Department:- 1st Floor, Huma Mall, L.B.S. Marg, Kanjur Marg (West), Mumbai - 400078.

DCB BANK

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 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	MR. MANGESH RAM CHOUDHARI MRS. MONIKA MANGESH CHOUDHARI Description of the Immovable Property: All that piece and parcel of N.A. land bearing Survey No. 29, Hissa No. P, admeasuring area 2000 Sq.mtrs. Flat No. 104, on 1st floor, in B Wing admeasuring area 360 sq. ft. Carpet equivalent to 33.45 sq.mtr. on the KRISHNA VILLA, situated at Kanchangaon, Thakurli, Dombivli (East), Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation. (The Secured Assets)	2755620/-	275562/-	31/12/2025 & 11:00am to 1:00pm	Physical
2	NAGESH HANUMANT PAWAR MANJULA NAGESH PAWAR Description of the Immovable Property: All that piece and parcel of Flat Bearing Flat No. 602, 6th Floor, C Wing of the Building Known as "Happy Home C Wing", Drakshi Baug, Village Kanjur, Taluka Kuria, Bhandup (West)-400078 (The Secured Assets)	4629150/-	462915/-	31/12/2025 & 11:00am to 1:00pm	Physical
3	MR. ASHISH TIMMAPPA SHETTY MRS. SRILAKSHNI SHETTY Description of the Immovable Property: Flat No. 309, On 3Rd Floor In C Wing Admeasuring 38.29 Sq Mtr In Project Known As Versatile Valley Situated At Vill: Nilje Tal:kalyan Dist Thane. (The Secured Assets)	4113747/-	411375/-	31/12/2025 & 11:00am to 1:00pm	Physical
4	Mr. Ashok Bankey Mishra Mrs. Krushna Ashok Mishra Description of the Immovable Property: All that piece and parcel Flat No.208, 2nd Floor, Sai Darshan Building, Village-Purna, Bhiwandi, Thane-421 302 (The Secured Assets)	516560/-	51656/-	31/12/2025 & 11:00am to 1:00pm	Physical
5	Mr. Vaibhav Bhagwan Patil Mrs. Usha Vaibhav Patil Description of the Immovable Property: All that piece and parcel Flat No. 202, 2nd Floor, B Wing, Mercury Building, Classic Nagari, Near Z.A. Memon High School, Village Chinchghar, Kudas, Taluka- Wada, Dist. Palghar, Thane - 421303. Maharashtra (The Secured Assets)	426163/-	42616/-	31/12/2025 & 11:00am to 1:00pm	Physical
6	Mrs. Rizwana Abdul Aziz Farooqui, Mr. Abdul Aziz Farooqui M/s. Future Fitness Gymkhana Description of the Immovable Property: All that piece and parcel of Flat No.C-005, Ground Floor, C Wing, AL-MAJID COMLEX, Kausa, Mumbai, Thane-400 612 (The Secured Assets)	2268658/-	226866/-	31/12/2025 & 11:00am to 1:00pm	Physical
7	Mr. Ramzan Abdul Latif Shaikh Mrs. Khatijaneesha Ramjan Shaikh Description of the Immovable Property: All that piece and parcel of Flat No. 204, admeasuring area i.e. 51.91 sq. mtrs carpet area as per RERA (admeasuring 50.23 square meters carpet area as per presently approved DCR) on the 2nd floor in the wing B i.e. the premises along with exclusively areas measuring 6.96 sq.mt. of enclosed balcony and 3.15 sq. mt. of open balcony appurtenant to the aforesaid premises, in the building known as "BAYWALK, LA PROMENADE", situated at survey no.31, Village Mohili, Taluka Kalyan, Ambivali East - 421102, District Thane within the limit of the Kalyan, Dombivali, Municipal Corporation and within the Registration District and sub district of Thane, Maharashtra. (The Secured Assets)	1608226/-	160823/-	31/12/2025 & 11:00am to 1:00pm	Physical
8	KIRAN MANOJ YADAV MANOJ RAMASRE YADAV Description of the Immovable Property: Flat No 301, 3rd Floor, A Wing, Vasani Complex, Building Known as "VASANI COMPLEX CO_OP HOUSING SOCIETY LTD", Village-Belvali, Near Janhavi Lawns, Ambemath Badlapur Road, Badlapur East, Tal-Ambemath, Thane-421503. (The Secured Assets)	2131159/-	213116/-	31/12/2025 & 11:00am to 1:00pm	Physical
9	Mr. Akshay Suresh Rewale Mrs. Surekha Suresh Rewale Description of the Immovable Property: All that piece and parcel of Flat no. 006, admg. 225 sq. ft. Carpet area, on Ground Floor, Wing D, in building known as SAI SADAN, constructed on land bearing CTS no 6 (part), 7, 7/1 to 7/3, 9, 9/1, to 9/4 and 10 (part), Survey no 256 and 257, Village Mulund (West), Taluka Kuria, District Mumbai. (The Secured Assets)	2624400/-	262440/-	31/12/2025 & 11:00am to 1:00pm	Physical
10	Mr. Ravindra Laxman Chavan Mrs. Ruchi Ravindra Chavan Description of the Immovable Property: All That Piece and Parcel of Flat No. 104, 1st Floor, D Wing, Sai Sadan Building, Near Vishal Nagar, Bal Rajeshwar Road, Mulund West, Mumbai - 400080, Maharashtra. (The Secured Assets)	4860000/-	486000/-	31/12/2025 & 11:00am to 1:00pm	Physical
11	1.M/s. Mayank Chemi-Plast Private Limited (MCPL) through Its Director 2. Mr. Mayank Vasudeo Chaudhary 3. Mr. Vasudeo Jorawarmal Chaudhary 4. Mrs. Monika Mayank Chaudhary 5. Mrs. Gayatridevi Vasudeo Chaudhary 6. M/s. P.V.C. Plastics through Its Proprietor 7) Mr. Vasudeo Jorawarmal Chaudhary and Nominee/Joint Shareholder Mr. Mayank Vasudeo Chaudhary Description of the Immovable Property: All That Piece and Parcel of Office No 24, on the 5th Floor, Part No. B, Plot No.233, Rawal Chambers, Rang Rasayan Premises Co-Operative Society Limited, CTS No. 339/341, Samuel Street, Masjid (West), Mumbai - 400003. (The Secured Assets)	5167733/-	516773/-	31/12/2025 & 11:00am to 1:00pm	Physical
12	1. M/s. Tulsi Estates, 3. Mr. Suresh Kantilal Patel, 5. Mr. Rajesh Ramanlal Patel, 7. Mr. Gangaram Nanjibhai Patel, 9. Mr. Chirag Kanubhai Patel 2. Mr. Bhavin Rameshchandra Patel 4. Mr. Gaurav Purshottam Agrawal 6. Mr. Deepak Awatram Valecha 8. Mr. Ketan Pralhadbhai Surani Description of the Immovable Property: 1) All That Piece and Parcel of Flat No. 204, Wing - 4, "Tulsi Darshan" situated on land bearing plot No.:80/1/A, 94/1A/4, 80/2A/2B at Village Mamdapur, Taluka Karjat, District Raigad-410101 (The Secured Assets) 2) All That Piece and Parcel of Flat No. 304, Wing - 4, "Tulsi Darshan" situated on land bearing plot No. 80/1/A, 94/1A/4, 80/2A/2B at Village Mamdapur, Taluka Karjat, District Raigad-410101 (The Secured Assets) 3) All that Piece and Parcel of Flat No. 404, Wing - 4, "Tulsi Darshan" situated on land bearing plot No. 80/1/A, 94/1A/4, 80/2A/2B at Village Mamdapur, Taluka Karjat, District Raigad-410101 (The Secured Assets) 4) All that Piece and Parcel of Flat No. 406, Wing - 5, "Tulsi Darshan" situated on land bearing plot No. 80/1/A, 94/1A/4, 80/2A/2B at Village Mamdapur, Taluka Karjat, District Raigad-410101. (The Secured Assets) 5) All that Piece and Parcel of Flat No. 306, Wing - 6, "Tulsi Darshan" situated on land bearing plot No. 80/1/A, 94/1A/4, 80/2A/2B at Village Mamdapur, Taluka Karjat, District Raigad - 410101. (The Secured Assets) (For Sr No.12 Reserve Price & EMD of Properties as mentioned in Description respectively)	1) 902466/- 2) 902466/- 3) 902466/- 4) 1253807/- 5) 902466/-	1) 90247/- 2) 90247/- 3) 90247/- 4) 125381/- 5) 90247/-	31/12/2025 & 11:00am to 1:00pm	Physical

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
13	SANJAY BHAGWAN SAWANT SAROJ SANJAY SAWANT	850500/-	85050/-	31/12/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Flat no 401, 4th Floor, "Manda Dham" Co-operative Housing Society Ltd, Nr. Vidya Niketan School Road, Old Survey No 166, New Survey No 29, Hissa No 17, Village Mangaon, Umbarli Road, Dombivli East-421201. (The Secured Assets)					
14	MR. NARENDRA PRATAP CHHATRAPATI SINGH MR. PANKAJ NARENDRA PRATAP SINGH	3378915/-	337892/-	31/12/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All Piece And Parcel Of Property Bearing Flat No. 604, On 6Th Floor, B Wing, In Versatile Valley, S No 12, 14, 15, 16, 17, H.no. 1A, 1B, 9 Situated At Nilaje Village Road, Near Mauli Talav Dombivli East Dombivli. admeasuring Carpet Area 480 Sq.ft (The Secured Assets)					
15	M/s. Parita Impex Pvt. Ltd. Mr. Sandip Mahendrabhai Shah Mr. Mahendrabhai Bhogilal Shah Mr. Aashish Mahendrabhai Shah Mrs. Sapna Sandip Shah Mrs. Pushaben Mahendrabhai Shah Mr. Helal Mahendrabhai Shah	10935000/-	1093500/-	31/12/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Flat No.207, 2nd Floor, "C" Wing, Atul Apartment, Bhadran Nagar Road 2, Nivetia Road, Malad (East), (The Secured Assets)					
16	Mr. MOHD SARBEJ ALAAM Ms. TASLEMA KHATOON	1222200/-	122220/-	31/12/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat No. 107, B-Wing, Hill Side Residency, Village Mamdapur, Neral East, Dist-Raigad, Maharashtra, Karjat-410101 (The Secured Assets)					
17	Mr. MR. SIRAJ ALI Ms. MRS. RINA BANO	1821000/-	182100/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat No.203 Admeasuring Carpet Area 47 Sq.mtrs (Carpet Area) On The 2Nd Floor In B Wing Of The Building No.2 Known As "United Regency" To Be Constructed On The Land Bearing Survey No.27/1/A, 27/1/B, 27/1/C, 75/2(P), 27/7, 27/1A (P) 27/3, 27/5/B, 33/4, 33/6, 33/8, 33/10, 33/16, 33/17, 27/5A, 33/2, 33/3, 33/5, 33/9, 33/12, 33/12, 33/15, 33/19, 27/6, 33/1, 33/7, 33/11, 33/14, 33/18 & 27/5B Situated At Village Pamtembhi Boisar (W) Taluka & District Palghar, (The Secured Assets)					
18	MR. SHABIENABI FAIZUL HASSAN ZAIDI MRS. NAJMA SHABI E NABI ZAIDI	3810000/-	381000/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Two Room And A Kitchen Bearing Flat No. 105, At 1St Floor, C-1 Wing, Admeasuring Built Up Area About 635 Sq. Ft In The Building Known As Royal Garden Co-Operative Housing Society Ltd. Kausa Dist -Thane. (The Secured Assets)					
19	MANJUSHA ANIL CHIVELKAR ANIL PRABHAKAR CHIVELKAR	3150000/-	315000/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat Bearing No 103, 1st Floor, building known as "Shanti Sadan" Building, Near Nilje Station Road, Next to registration office, at Lodha Heaven, Nilje, Dombivli East-421204, Tal-Kalyani, Dist-Thane (The Secured Assets)					
20	Mr. Prashant M Dalui Mrs. Sulata Prashant Dalui	840000/-	84000/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat no. 101, Ground Floor, A Wing, Sai Dham Complex, Sonale Village Road, Sonale, Bhiwandi, Thane - 421302. (The Secured Assets)					
21	MR. MAQSOOD SHAH MRS. MARIYAM SHAH	2461500/-	246150/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat No. 402 On The Fourth Floor Of Building Known/ To Be Known As Al-Haroon Apartment, Wing B, Admeasuring Approx. 547 Sq Ft. In Co-Op Society Situated, Lying And Being On Land Bearing Survey No. 42, Cts No. 969 To 973, Survey No. 42, 43, 44/1P1 Plot No. 18 Old Municipal House No. 344 & 344/1 Of Village Narpoli, Taluka Bhiwandi, District Thane Admeasuring 652.1 Sq. Mtrs. (The Secured Assets)					
22	Mr. Manohar Chimanlal Rawal, M/S. Hanuman Grain Stores, Mrs. Lalita Manohar Rawal	1520000/-	152000/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Land Situated And Lying And Being At Flat No., 103, On First Floor, Wing C, Building Known As "Ashtavinayak Residency Which Is To Have Total Carpet Area 359 Sq. Fts. I.e, 520 Sq. Ft. Built-Up. Situated At Village Done Tal- Ambarnath Dist- Thane Within Local Limits Of Grampanchayat. (The Secured Assets)					
23	Mr. Awadhesh Prabhunarayan Saroj, Mrs. Jyoti Awadhesh Saroj Mrs. Lalita Manohar Rawal	3060000/-	306000/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Property Bearing Flat.No. 703, On The 7Th Floor, A Wing, Admeasuring About 31.24 Sq. Meters Carpet Area, In The Building Known As "The Chalets Avenue", On The Land Bearing Gat No. 12 Hissa No. 1, Admeasuring 0H-40R-00P I.e. 'Equivalent To 4000 Sq. Meters., Or Thereabouts Out Of Total Admeasuring 1H-31R-9P + 0H-06R-8P Pot Kharaba, Situated At Village Sonivali, Taluka Ambarnath, District Thane In Registration District Thane And Registration Sub-District Ulhasnagar, Within The Limits Of Kulgaon Badlapur Municipal Council. (The Secured Assets)					
24	Mr. Eknath Shankar Bandre Mrs. Pooja Eknath Bandre	5044500/-	504450/-	19/01/2026 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of PROPERTY BEARING Flat No.404, 4th Floor, Shree Ganesh Vihar, Plot No. 77, Sector No.21, Near Neelkanth Sweets, Kamotha, Tal. Panvel, Dist-Raigad-410 209, (The Secured Assets)					
For Sr. No. 1 to 16 Date and time of submission of EMD on or before 30-12-2025 up to 05:00 pm and For Sr. No. 17 to 24 Date and time of submission of EMD on or before 18/01/2026 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: 17/12/2025 to 29/12/2025; 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

- 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.
- 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.
- Contact details: Contact Name: Mr. Nitesh D Pawar 8142000725 and 8142000066, nitesh@bankauctions.in and info@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.dcb.bank.in/cms/showpage/page/customer-corner>.
- 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 M/s. 4closure (<http://bankauctions.in/>), Mob. No: 8142000725 and 8142000066, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- 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.