

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	3402000/-	340200/-	07/11/2025 & 11:00am to 1:00pm	Physical
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)					
2	Nagesh Hanumant Pawar Manjula Nagesh Pawar	5715000/-	571500/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Flat Bearing Flat No. 602, 6 th Floor, C Wing of the Building Known as "Happy Home C Wing", Drakshi Baug, Village Kanjur, Taluka Kurla, Bhandup (West) - 400078 (The Secured Assets)					
3	Mr. Ashish Timmappa Shetty Mrs. Sriakshni Shetty	5078700/-	507870/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: Flat No. 309, On 3 rd 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)					
4	Mr. Ashok Bankey Mishra Mrs. Krishna Ashok Mishra	573956/-	57396/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat No. 208, 2 nd Floor, Sai Darshan Building, Village-Purna, Bhiwandli, Thane - 421302 (The Secured Assets)					
5	Mr. Vaibhav Bhagwan Patil Mrs. Usha Vaibhav Patil	473514/-	47351/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel Flat No. 202, 2 nd 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)					
6	Mrs. Rizwana Abdul Aziz Farooqui Mr. Abdul Aziz Farooqui M/s. Future Fitness Gymkhana	2800813/-	280081/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Flat No. C-005, Ground Floor, C Wing, AL-MAJID COMLEX, Kausa, Mumbra, Thane - 400612 (The Secured Assets)					
7	Mr. Ramzan Abdul Latif Shaikh Mrs. Khatijaneesha Ramjan Shaikh	1985464/-	198546/-	07/11/2025 & 11:00am to 1:00pm	Physical
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 2 nd 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)					
8	Mr. Aditya A Sathe Ms. Shweta A Sathe	1678739/-	167874/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 702, 7 th Floor, C wing, Saachi Pride, Khambalpada, Kanchangaon, Shankeshwar Road, Thakurli (E), Taluka Kalyan, Dist-Thane, Dombivali - 421201, Maharashtra (The Secured Assets)					
9	Kiran Manoj Yadav Manoj Ramasre Yadav	2631060/-	263106/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: Flat No. 301, 3 rd 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)					
10	Mr. Viral Jagdish Pethani Mrs. Bhavna Jagdish Pethani M/s. V J Pethani & Co through its proprietor Mr. Viral Jagdish Pethani	440033/-	44003/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 304 having Build up area admeasuring 410 Sq. Ft.(38.10 Sq. Mtrs) on the 3 rd Floor, in the building as "BALAJI KRUPA" lying being and situated Milkt No. 111, 999 admeasuring 350 Sq. Mtrs, lying being and situated at Village Sonarpada, Dombivali (E), Tal-Kalyan, Dist - Thane - 421201, within the limits of Sonarpada, Grampanchayat, and within the limits of Registration District Thane and Sub-District Kalyan Thane and Sub-Registration Districts Kalyan Building Ground + upper 3 floors with Lift/without lift.(The Secured Assets)					
11	Mr. Yogesh Anant Liqam				

11	Mr. Yogesh Anant Ligam Mr. Anant Dharmaji Ligam Mrs. Sheetal Yogesh Ligam	857745/-	85775/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 105, A Wing, Shree Kashinath Building, Sonarpada Road, Dombivli (East), Thane - 421201 (The Secured Assets)					
12	Mr. Akshay Suresh Rewale Mrs. Surekha Suresh Rewale	2624400/-	262440/-	07/11/2025 & 11:00am to 1:00pm	Physical
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 Kurla, District Mumbai. (The Secured Assets)					
13	Mr. Rajesh N. Sapaliga Mrs. Babitha Rajesh Sapaliga	943151/-	94315/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 001, Ground Floor, Prem Paradise, Survey No. 5, Hissa No. 9, Kopar Gaon Road, Kopar Village, Dombivli (West), Thane - 421202. (The Secured Assets)					
14	Mr. Ravindra Laxman Chavan Mrs. Ruchi Ravindra Chavan	4860000/-	486000/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 104, 1 st Floor, D Wing, Sai Sadan Building, Near Vishal Nagar, Bal Rajeshwar Road, Mulund West, Mumbai - 400080, Maharashtra. (The Secured Assets)					
15	ABDULAZIZ AQ FAROOQUI Ms Rizwana Abdul Aziz Farooqui M/s Future Fitness Gymkhana through its proprietor Mr. ABDULAZIZ AQ FAROOQUI	1. 4440000/- 2. 4440000/-	1. 444000/- 2. 444000/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: 1. All That Piece and Parcel of Flat No. 101, 1 st Floor, Shree Mayuresh CHSL, Ayre Village, Taluka Kalyan, District Thane, Dombivli (E) - 421201 (The Secured Assets). 2. All That Piece and Parcel of Flat No. 102, 1 st Floor, Shree Mayuresh CHSL, Ayre Village, Taluka Kalyan, District Thane, Dombivli (E) - 421201 (The Secured Assets). (For Sr No. 15 Reserve Price & EMD of Properties as mentioned in Description respectively)					
16	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. Gayatri Devi Vasudeo Chaudhary 6. M/s. P.V.C. Plastics through Its Proprietor Mr. Vasudeo Jorawarmal Chaudhary and Nominee/Joint Shareholder Mr. Mayank Vasudeo Chaudhary	6379916/-	637992/-	07/11/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Office No. 24, on the 5 th 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)					
17	1. M/s. Tulsi Estates 2. Mr. Bhavin Rameshchandra Patel 3. Mr. Suresh Kantilal Patel 4. Mr. Gaurav Purshottam Agrawal 5. Mr. Rajesh Ramanlal Patel 6. Mr. Deepak Awatram Valecha 7. Mr. Gangaram Nanjibhai Patel 8. Mr. Ketan Pralhadbhai Surani 9. Mr. Chirag Kanubhai Patel	1. 1114155/- 2. 1114155/- 3. 1114155/- 4. 1547910/- 5. 1114155/-	1. 111416/- 2. 111416/- 3. 111416/- 4. 154791/- 5. 111416/-	07/11/2025 & 11:00am to 1:00pm	Physical
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.17 Reserve Price & EMD of Properties as mentioned in Description respectively)					

For Sr. No. 1 to 17 Date and time of submission of EMD on or before 06-11-2025 up to 05:00 pm 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: 22/10/2025 to 04/11/2025; 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 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>.
- (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 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.
- (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.