

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 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. Asif Shaikh M/S. Asif Store Mrs. Khairunnisa Shaikh	9555000/-	955500/-	30/10/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All That Piece And Parcel of Commercial Shop Premises Bearing No. 02 Admeasuring 269 Sq. Ft. Carpet Area Ground Floor of The Building Known As "Ashrafi Residency" 40/50 Khandia Street (Also Known As Khandia Mohalla) Situated On A Plot Bearing C.S. No. 1099,1/1099,2/1099 of Byculla Division In The Registration And Sub District of Mumbai City. (The Secured Assets)					
2	Mr. Raju Ramnaval Kanojiya Mrs. Anitadevi Raju Kanojiya	2555000/-	255500/-	30/10/2025 & 11:00am to 1:00pm	Symbolic
Description of the Immovable Property: All That Piece And Parcel of Old Flat No. 2 New Flat No. 103 On 1 st Floor Admeasuring 31.49 Sq Mtrs Carpet Plus Additional Area of 3.10 Sq Mtrs Building Known As Bingo Dham Co Operative Society Ltd Constructed On Land Bearing Survey No. 23 Hissa No. 6 Plot No. 1 Being Situated & Lying At Village Katrap Tal: Ambamath Dist: Thane (The Secured Assets)					
3	M/s. Parita Impex Pvt. Ltd. Mr. Sandip Mahendrabhai Shah Mr. Mahendrabhai Bhogilal Shah Mr. Aashish Mahendrabhai Shah Mrs. Sapna Sandip Shah Mrs. Pushpaben Mahendrabhai Shah Mr. Hetal Mahendrabhai Shah	13500000/-	1350000/-	30/10/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece and parcel of Flat No. 207, 2 nd Floor, "C" Wing, Atul Apartment, Bhadran Nagar Road 2, Nivetia Road, Malad (East), (The Secured Assets)					
4	Mr. Mohd Sarbej Alaam Ms. Taslema Khatoun	1697500/-	169750/-	30/10/2025 & 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 Mardapur, Neral East, Dist-Raigad, Maharashtra, Karjat - 410107 (The Secured Assets)					
5	Mr. Ashok Bankey Mishra Mrs. Krushna Ashok Mishra	637729/-	63773/-	16/10/2025 & 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, Bhiwandi, Thane - 421302 (The Secured Assets)					
6	Mr. Vaibhav Bhagwan Patil Mrs. Usha Vaibhav Patil	526127/-	52613/-	16/10/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All that piece & parcel Flat No. 202, 2 nd Floor, B Wing, Mercury Building, Classic Nagari, Near Z.A. Memon High School, Village Chinchghar, Kuds, Taluka-Wada, Dist. Palghar, Thane - 421303, Maharashtra (The Secured Assets)					
7	Mrs. Rizwana Abdul Aziz Farooqui Mr. Abdul Aziz Farooqui M/s. Future Fitness Gymkhana	3112014/-	311201/-	16/10/2025 & 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 COMPLEX, Kausa, Mumbra, Thane - 400612 (The Secured Assets)					
8	Mr. Ramzan Abdul Latif Shaikh Mrs. Khatijaneesha Ramjan Shaikh	2206071/-	220607/-	16/10/2025 & 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 Mohill, 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)					
9	Mr. Aditya A Sathe Ms. Sheeta A Sathe	1865366/-	186537/-	16/10/2025 & 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)					
10	Mr. Viral Jagdish Pethani Mrs. Bhavna Jagdish Pethani M/S. V J Pethani & Co Through Its Proprietor Mr. Viral Jagdish Pethani	488926/-	48893/-	16/10/2025 & 11:00am to 1:00pm	Physical

Mr. Vimal Jagdish Patil
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 3rd Floor, in the building as "BALAJI KRUPA" lying being and situated Milk 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 Ligam Mr. Anant Dharmaji Ligam Mrs. Sheetal Yogesh Ligam	953051/-	95305/-	16/10/2025 & 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, Dombivali (East), Thane - 421201 (The Secured Assets)					

12	Mr. Akshay Suresh Rewale Mrs. Surekha Suresh Rewale	2624400/-	262440/-	16/10/2025 & 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	1047946/-	104795/-	16/10/2025 & 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, Dombivali (West), Thane - 421202. (The Secured Assets)					

14	Mr. Ravindra Laxman Chavan Mrs. Ruchi Ravindra Chavan	4860000/-	486000/-	16/10/2025 & 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	1. Mr. Nilesh Arvind Mishra 2. Mrs. Chhaya Mishra	1275458/-	127546/-	16/10/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Flat No. 103, 1 st Floor, A-wing, Krishna Villa, Kanchangaon, Shankheshwar Road, Thakurli, Dombivali (East) Taluka - Kalyan, District Thane - 421301 (The Secured Assets) (The Secured Assets)					

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	7088796/-	708880/-	16/10/2025 & 11:00am to 1:00pm	Physical
Description of the Immovable Property: All That Piece and Parcel of Office No. 2, on the 5 th Floor, Part No. B, Plot No. 233, Rawal Chambers, Rang Rasayan Premises Co-Operative Society Limited, CTS No. 339/84, Samuel Street, Masjid (West), Mumbai - 400003. (The Secured Assets)					

17	1. M/s. Tulsii 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. 1237950/- 2. 1237950/- 3. 1237950/- 4. 1719900/- 5. 1237950/-	1. 123795/- 2. 123795/- 3. 123795/- 4. 171990/- 5. 123795/-	16/10/2025 & 11:00am to 1:00pm	Physical
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Description of the Immovable Property:
 1. All That Piece and Parcel of Flat No. 204, Wing - 4, "Tulsii 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, "Tulsii 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, "Tulsii 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, "Tulsii 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, "Tulsii 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 4 Date and time of submission of EMD on or before 29-10-2025 up to 05:00 pm and For Sr. No. 5 to 17 Date and time of submission of EMD on or before 15-10-2025 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: 30/09/2025 to 15/10/2025; Between 11:00am to 04:00pm, Contact on Mr. Purander Hegde 8422982868 and Mr. Satish Abhyankar Mob. No.9819758975 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, Aerears 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.dcbbank.com/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.

Date: 27/09/2025

Place: Mumbai/ Palghar/ Thane / Raigad

SD/
 FOR DCB Bank Limited
 Authorized Officer