

**Registered Office:-** DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business

Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013

**Retail Asset Collection Department:-** 1<sup>st</sup> Floor, Huma Mall, L.B.S. Marg,

Kanjur Marg (West), Mumbai - 400078.

## E AUCTION SALE NOTICE/FRESH & REPEAT AUCTION 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 Physical 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Kiran Manoj Yadav<br>Manoj Ramasre Yadav                                       | 12,08,367/-         | 1,20,837/- | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> Flat No. 301, 3 <sup>rd</sup> 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)                                                                                                                                                                                                                                                      |                                                                                |                     |            |                                |                    |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ms. Ruchi Mallesh Bejenki<br>Mr. Akshant Bejenki<br>Mrs. Anuja Mallesh Bejenki | 13,91,982/-         | 1,39,198/- | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All Piece and Parcel of Property Bearing Flat No. 404 On The 4 <sup>th</sup> Floor Admeasuring 390 Sq. Ft. Built Up Area in Building Known as Saish Enclave and Land Bearing Old Survey No. 75 Hissa No. 1/1 Vide New Survey No. 75/1/E Situated At G.B Patharil Within the Limits of Village G.B Patharil Dombivali (East) Taluka Kalyan Dist Thane. (The Secured Assets)                                                                                                                                     |                                                                                |                     |            |                                |                    |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mr. Govind Ram Bharude<br>Mrs. Mangla Bharude                                  | 14,88,035/-         | 1,48,803/- | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All Piece and Parcel of Property Bearing Flat No. 104, On The 1 <sup>st</sup> Floor, admeasuring 350 Sq. ft. in The Building Known as Janki Laxman Apartment, Situated at Survey No. 697, 698 Hissa No.4 Of Village Balkum Pada No.3 Thane. (The Secured Assets)                                                                                                                                                                                                                                               |                                                                                |                     |            |                                |                    |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mrs. Geeta Jeevan Howal<br>Mr. Jeevan Bhimrao Howal                            | 18,13,388/-         | 1,81,339/- | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All That Piece and Parcel of Flat No. 782, 7 <sup>th</sup> Floor Building No. A-19 Admeasuring Area About 412 Sq. Ft. (Carpet) Building Known As "Orchid Square", Society Known As "Orchid Square Phase 1 Building No. B1-12 B-13, A-14, A-15, A-16, A-17, A-18, A-19 Co-Operative Housing Society Ltd Chikholi Tal: Ambemath (W) Dist: Thane, Registered Constructed On Plot A Land Bearing Survey No. 128 Hissa No 6 Admeasuring Area 17200 Sqr Mtr Situated At Village Chikholi Thane. (The Secured Assets) |                                                                                |                     |            |                                |                    |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Abdullah Javed Alam Khan<br>Anampraveen Abdullah Khan                          | 10,57,278/-         | 1,05,728/- | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All That Piece and Parcel of Flat No. 604, 6 <sup>th</sup> Floor, Building No. B-05, New Mohd. Rafi Nagar SRA Co-operative Housing Society Limited, SPPL Colony, Dindoshi, Behind Indira Gandhi Research Centre, Film City Road, Goregaon (East), Mumbai - 400065.                                                                                                                                                                                                                                             |                                                                                |                     |            |                                |                    |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mr. Vaibhav Bhagwan Patil<br>Mrs. Usha Vaibhav Patil                           | 3,84,612/-          | 38,461/-   | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All that piece and parcel Flat No. 202, 2 <sup>nd</sup> Floor, B Wing, Mercury Building, Classic Nagari, Near Z.A. Memon High School, Village Chinchghar, Kudus, Taluka- Wada, Dist. Palghar, Thane - 421303. Maharashtra. (The Secured Assets)                                                                                                                                                                                                                                                                |                                                                                |                     |            |                                |                    |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Sanjay Bhagwan Sawant<br>Saroj Sanjay Sawant                                   | 6,88,905/-          | 68,891/-   | 27/04/2026 & 11:00am to 1:00pm | Physical           |
| <b>Description of the Immovable Property:</b> All that piece and parcel of Flat No. 401, 4 <sup>th</sup> 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)                                                                                                                                                                                                                                |                                                                                |                     |            |                                |                    |

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| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Supriya Sunil Dhayalkar<br>Sunil Pandurang Dhayalkar                                                                               | 20,25,500/- | 2,02,550/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All that piece and parcel of Flat No. 402, Fourth Floor, admeasuring 34.20 Sq Mtrs. (368 Sq. Ft.) Carpet Area which is equivalent to 525 Sq.Ft. Built up Area, of the building known as "SADGURU KRUPA" constructed on land bearing City Survey Property No. 1665 + 1668/19, N.A. Plot No. 19, Survey No. 54/2 & 57/2, situated at Village Chinchavali Shekin, Tal. Khalapur, Dist. Raigad. (The Secured Assets)                                                                                                      |                                                                                                                                    |             |            |                                   |          |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Mr. Rahul Mishra<br>Mrs. Maya Devi                                                                                                 | 28,12,500/- | 2,81,250/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Flat No. 403, Admeasuring 375 Sq. Ft. On 4 <sup>th</sup> Floor Society Known as Tara Co-Operative Housing Society Ltd Being Constructed on Survey No. 39 Hissa No. 13 (Part) Situated at Vill: Ayre Dist: Thane. (The Secured Assets)                                                                                                                                                                                                                                                       |                                                                                                                                    |             |            |                                   |          |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Mohammadyaqoob Rustam Ali Siddqui<br>Mrs. Asaman Siddqui                                                                       | 30,68,000/- | 3,06,800/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Flat No. 203 & 204 Admeasuring 488 Sq Ft & 305 Sq Ft Total 793 Sq Ft in Building Known as Rehan Apartment Being Constructed on Survey No. 7/1/2/9 Situated at Mouje Nagaon Bhiwandi Nizampura Dist Thane. (The Secured Assets)                                                                                                                                                                                                                                                              |                                                                                                                                    |             |            |                                   |          |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Jabir Ansari<br>Mrs. Fatmabano Ansari                                                                                          | 30,00,000/- | 3,00,000/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All Piece and Parcel of Property Bearing Flat No. 502 Admeasuring About 750 Sq. Ft. I.E 69.75 Sq. Mtrs in the R.C.C Building A Wing On The 5 <sup>th</sup> Floor of The Building Known As "Molina Apartment" Being Constructed On The Plot Of Land Bearing City Survey No. 4853 Situated At Mauje-Nizampura Bhiwandi Dist. Thane. (The Secured Assets)                                                                                                                                                                |                                                                                                                                    |             |            |                                   |          |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mrs. Deepmala Vijay Salve<br>M/s. Sai Pranjal Marbai Company<br>Mr. Vijay Janardan Salve                                           | 16,76,500/- | 1,67,650/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All that piece and parcel of Flat No.15, 3 <sup>rd</sup> Floor, Mauli Plaza, Mohane Road, Ambivali East, Thane - 421102. (The Secured Assets)                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                    |             |            |                                   |          |
| 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Ganesh Baban Satpute<br>Ms. Samata Machhindra Papal (Before Marriage)<br>Mrs. Samata Ganesh Satpute (After Marriage)           | 38,61,000/- | 3,86,100/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All That Piece And Parcel of Flat No. 701, On 7 <sup>th</sup> Floor, Area Admeasuring About Admeasuring About 572.00 Sq. ft. Equivalent To 53.15 Sq. Mtrs., Carpet Area, In Phase-1, of The Said Building To Be Known As "Atlanta Eden World Tower No. 9 Co. Operative Housing Society Limited"; Bearing Survey No. 69/1paiki, Survey No. 67/4paiki, Survey No. 81paiki, Survey No. 80/1paiki, 2paiki, Survey No. 83, Situate, Lying And Being At Village Temghar, Taluka Bhiwandi, Dist. Thane. (The Secured Assets) |                                                                                                                                    |             |            |                                   |          |
| 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Ganesh Suresh Pawar<br>Mrs. Shreya Ganesh Pawar                                                                                | 59,91,700/- | 5,99,170/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Apartment No SS-III/768 Admeasuring 18.893 Sq Mr Situated at Sector 3 Siddhivinayak Apartment Owners Association on Plot No 9 Koparkhairane Tal & Dist: Thane. (The Secured Assets)                                                                                                                                                                                                                                                                                                         |                                                                                                                                    |             |            |                                   |          |
| 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Rahul Kumar<br>Mrs. Jennabi Rahul Kumar                                                                                        | 33,07,500/- | 3,30,750/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Room No. 513, On 5 <sup>th</sup> Floor, admeasuring 225 Sq Ft of The Rockline Building No. 02 In Building Known As Jay Bharat Co Op Hsg Society Ltd, Standing On Plot of Land Bearing CTS No. 251/B Situated At Vill: Anik MMRDA Colony Chembur Mumbai. (The Secured Assets)                                                                                                                                                                                                                |                                                                                                                                    |             |            |                                   |          |
| 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Ankur Anant Vichare<br>Mrs. Archana Anant Vichare                                                                              | 27,13,500/- | 2,71,350/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Flat No. 401 Admeasuring 720 Sq Ft On 4 <sup>th</sup> Floor in A Wing in Building Known as Sai Tej Being Constructed on S No/Gat No 65 Hissa No. 1/1 K Plot No. 4 & S No/Gat No. 65 Hissa No. 1/Kh Plot No. 5 Situated at Vill: Valivali Tal: Ambemath Dist: Thane. (The Secured Assets)                                                                                                                                                                                                    |                                                                                                                                    |             |            |                                   |          |
| 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mr. Aniket Suryakant Adhav<br>M/s. Om Sai Enterprises (Through It's Proprietor Mr. Aniket Adhav)<br>Mrs. Damayanti Suryakant Adhav | 35,51,000/- | 3,55,100/- | 13/05/2026 &<br>11:00am to 1:00pm | Physical |
| <b>Description of the Immovable Property:</b> All the Piece & Parcel of Flat No. 05, Admeasuring 530 Sq Ft Ground Floor B Wing Building No. 15 In Building Name Vardhman Park of Society Known as Vardhaman Park CHS Ltd Bring Constructed on S No. 146/1p,147/1p Vill: Asade Golavali Tal: Kalyan Dist Thane. (The Secured Assets)                                                                                                                                                                                                                                 |                                                                                                                                    |             |            |                                   |          |
| For Sr. No. 1 to 7 Date and time of submission of EMD on or before 25-04-2026 up to 05:00 pm and For Sr. No. 8 to 17 Date and time of submission of EMD on or before 12-05-2026 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: - 13/04/2026 to 24/04/2026; 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/oms/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.

SD/-

Date: 10/04/2026

FOR DCB Bank Limited

Place: Mumbai / Palghar / Thane / Raigad

Authorized Officer