

APPENDIX- IV-A
[See proviso to rule 8 (6)]
E Auction Sale notice for sale of immovable property

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) / Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the vacant possession of which has been taken by the Authorised Officer of DBS Bank India Limited. The secured asset will be sold on “As is where is”, “As is what is” and “Whatever there is” basis for recovery of **Rs. 94,44,915.48 (Rupees Ninety Four Lakh Forty Four Thousand Nine Hundred Fifteen and Paise Forty Eight only)** by way of Home Loan facility as on 30.09.2025 along with future interest and charges from 01.10.2025 due to DBS Bank India Limited, the Secured Creditor from Borrowers and Mortgagor 1. Mr. Neel Gill Deshmukh 2. Mrs. Sarika Fernandes, both R/at: Flat No. 604, Building No. B3, SR No. 6/9, Suvarnaratna Garden, Karve Nagar, Pune - 411052.

AUCTION SCHEDULE

Date of E Auction:	18.11.2025 at 11:00 AM to 1:00 PM with unlimited extension of 5 minutes each.
Last date, time for payment of EMD and place for submission of application and contact details	17.11.2025, before 4:00 PM DBS Bank India Ltd, Regional Office, The Ruby, 6 th Floor, Dadar(W), Mumbai 400 028 Authorised Officer Mr. Sagar Padwal – 9930874485, Collection Manager - Mrs. Shilpa Poojary – 9867865065
Reserve Price	Rs.1,06,00,000/- (Rupees One Crore Six Lakh only)
Increment amount	Rs.25,000/-
EMD	Rs.10,60,000/- (Rupees Ten Lakh Sixty Thousand only) DD/NEFT/RTGS favouring DBS Bank India Limited, payable at Mumbai – Account No. 811LIABIOTS01INR, IFSC:DBSS0IN0811.
Description of Immovable Property:	All that piece and parcel of the property being FLAT NO. 604, BUILDING NO. B/3, 5TH FLOOR, SUVARNA RATNA GARDENS MAUJE HINGNE BUDRUKH, M. KARVE NAGAR, SR. NO. 19, SR NO 8/16 +18, SR NO 694, PUNE – 411052 (APPROXIMATELY 671. 12 SQ. FEET + TERRACE 68 SQ. FEET) AND PARKING 3/06, 91 SQ. FEET.) Property owned by: <u>1. Mr. Neel Gill Deshmukh 2. Mrs. Sarika Fernandes</u>

For more detailed terms and conditions:

- a. Please visit the E Auction Service Provider's website at: <https:sarfaesi.auctiontiger.net>
- b. Please visit our bank website at: go.dbs.com/corpimportantannouncements

This Notice should be considered as 30 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Date: 08.10.2025

Place: Mumbai

Authorised Officer
DBS Bank India Limited