# DCB Bank Limited

Ground Floor, Pariseema Complex, Bodyline Cross Road, C. G. Road, Ahmedabad-380006. 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 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" and "as is what is" condition.

Sr.	Name of Borrower(S) and	Reserve	EMD (Rs.)	Date of E-Auction/	Type of
No.	(Co-borrower(S)	Price (Rs.)		Last date of EMD	Possession
1.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.24,96,000.00 (Rupees Twenty Four Lakhs Ninety Six Thousand Only)	Rs.2,50,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 30, GROUND FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 23.88 SQ.MTR (B.A) & 22.23 SQ.MTR.(CARPET AREA) AS PER PHYSICAL MEASURMENT, ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2. MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

ľ	2.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND	Rs.13,86,000.00 (Rupees Thirteen Lakhs	Rs.1,39,000/-	17-Jun-2025	Physical
I	3.76.32	MEHULBHAI JALABHAI SATIYA	Eighty Six Thousand Only)	ASAMANANANA		1

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 116, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 26.49 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO, 241 (OLD R.S. NO, 266/1) KHATA NO, 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

3.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,92,000.00 (Rupees Fourteen Lakhs Ninety Two Thousand Only	Rs.1,50,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 117, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 28.53 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 829 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

4.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,00,000.00 (Rupees Fourteen Lakhs Only)	Rs.1,40,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 119, FIRST FLOOR "ANANDVAN" RESIDENCY\* TOTAL BUILT UP AREA 28.16 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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5.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.12,25,000.00 (Rupees Twelve Lakhs Twenty Five Thousand Only)	Rs.1,23,000/-	17-Jun-2025	Physical				

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 120, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 24.63 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ, MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ, MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

6.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,19,000.00 (Rupees Fourteen Lakhs Nineteen Thousand Only)	Rs.1,42,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 121, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 28.53 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA

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7.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Ra.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 122, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ, MTRS., & F.P NO. 60 ADMEASURING 2480 SQ, MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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	8.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 123, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22:03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ, MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ, MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA

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9.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,82,000.00 (Rupees Thirteen Lakhs Eighty Two Thousand Only)	Rs.1,39,000/-	17-Jun-2025	Physical
9.			PGS. 1,39,000-	17-0019	-2023

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 124, FIRST FLOOR "ANANDVAN RESIDENCY TOTAL BUILT UP AREA 27.79 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ, MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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	10.	WS. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 125, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22:03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MALUE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ, MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50

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11.	M/S, SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,82,000.00 (Rupees Thirteen Lakhs Eighty Two Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 126, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 27.79 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ, MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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12.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 127, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ, MTRS., & F.P NO. 60 ADMEASURING 2480 SQ, MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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13.	M/S, SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,64,000.00 (Rupees Thirteen Lakhs Sixty Four Thousand Only	Rs.1,37,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 128, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 27.42 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50

ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

14.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 129, FIRST FLOOR "ANANDVAN RESIDENCY TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ, MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ, MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO, 268, AND BLOCK NO, 242, KHALA NO, 927 ADMEASURING 3541 SQ, MTRS., T.P. SCHEME NO, 2, MULKHAND NO, 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

15.		Rs.21,47,000.00 (Rupees Twenty One Lakhs Forty Seven Thousand Only)		17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 130, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 43.22 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2. MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA

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	16.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.2,60,00,000.00 (Rupees Two Crore Sixty Lakhs Only)	Rs.26,00,000/-	17-Jun-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING OPEN PLOT EAMARKED FOR CONSTRUCTION OF BUILDING A2, "ANANDVAN RESIDENCY" TOTAL LAND AREA 756.83 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

17.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.22,17,000.00 (Rupees Twenty Two Lakhs Seventeen Thousand Only)	Rs.2,22,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING BLOCK A -401, "ANANDKIRAN" TOTAL BUILT UP AREA 62.09 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

18.		Rs.22,17,000.00 (Rupees Twenty Two Lakhs Seventaen Thousand Only)	Rs.2,22,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING BLOCK A -402, "ANANDKIRAN" TOTAL BUILT UP AREA [62:09 SQ:MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

19.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.11,74,000.00 (Rupees Eleven Lakhs Seventy Four Thousand Only)	Rs.1,17,000/-	17-Jun-2025	Physical
Descri	ption Of The Immovable Property : IMMO	ABLE PROPERTY BEARING SI	HOP NO -105, FIR	ST FLOOR, "ANAND	KIRAN* TOTAL

BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

M/S. SAMEER BUILDERS THROUGH Rs.17,59,000.00  JALABHAI REVABHAI SATIYA (Rupees Eleven Lakhs Rs.1,76,00  AND MEHULBHAI JALABHAI SATIYA Seventy Four Thousand Only)	- 17-Jun-2025 Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING BLOCK C -102, "ANANDKIRAN" TOTAL BUILT UP AREA 46.50 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1829 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT &

	н.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.16,61,000.00 (Rupees Sixteen Lakhs Sixty One Thousand Only)	Rs.1,67,000/-	17-Jun-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING BLOCK B -104, "ANANDKIRAN" TOTAL BUILT UP AREA 46.50 SQ MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

Date and time of submission of EMD on as per the above details & with request letter of participation KYC, Pan Card ,Proof of EMD at email id jitendra.patei@dcbbank.com/satish.trapasiya@dcbbank.com/mrugendra.joglekar@dcbbank.com

The intending purchasers/bidders are required to deposit EMD amount through Demand Draft in the name of the beneficiary, DCB Bank LTD,

inspection Date and Time:-09/05/2025; Between 11:00am to 04:00pm ; Contact Mr. Satish Trapasiya on +91 7304501215 & Mr. Pritesh Patel on +91 9925139779 & Mr. Jitendra Patel on +91 9974848487 between 11:00am to 05:00pm

# TERMS AND CONDITIONS OF THE E-AUCTION

(1) The auction sale shall be "online e-auction" bidding through website https://sarfaesi.auctiontiger.net on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to go through the website https://sarfaesi.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings

(2) 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 E-Procurement Technologies Ltd. (Auction Tiger) Ahmadabad (Tel:-079-61200586/592/) Contact Person support@auctiontiger.net. Please note that, Prospective bidders may avail online training on e-auction from their registered mobile

(3) Bidders are advised to detailed terms and conditions of auction sale before submitting their bids, refer to the link http://www.dcbbank.com /cms/showpage/page/customer-corner.

(4)Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along with the

offeritender document on the website.

(5) The Sale shall be subject to the outcome of any pending litigation before court/DRT, if any.

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay sum as mentioned in the demand notice along with up to date interest and ancillary expense before the date of e-auction, falling which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost

Date: 27/05/2025 Sd/- Authorized Officer

DCB Bank Limited. Place: Gujarat

# ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA CAPITAL LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266. Corporate Office: R-Tech Park, 10th Floor, Nirlon Complex, off Western Expressway, Goregoan East - Mumbai - 400063.

### DEMAND NOTICE U/S 13(2) OF THE SARFAESI ACT - 2002 On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated

of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated/ to be initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned in Annexure herein below, stands transferred to Aditya Birla Capital Itd., the amalgamated company. Hence, this notice is being issued by Aditya Birla Capital Limited. You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as Borrower/ Co - borrower/ Mortgagor for the loan agreement. Consequent to the default committed by you, your loan account has been classified as NPA under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Aditya Birla Capital Limited has issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The contents of the said notices are that you had committed default in payment of the verious loans sanctioned to you. Therefore, the present publication carried out to serve the notice as per the provision

Loan Account No./ Name and Address of the account Borrower(s), Co-Borrower & Mortgagor(s)	Date of Demand Notice	Amount due as per Demand Notice
Loan Account No ABAHMLAP000000772692  1. M/s Chehar Store ("Borrower"), Through its Proprietor Dhavalbhai Dilipbhai Mandapwala; Having its office at; Shop No. 1, Commercial Complex, Opp. Swaminarayan College, Shahalam Toll Naka, Ahmedabad- 380022.  2. Dilipkumar Chimanlal Mandapwala ("Co-Borrower/Mortgagor") 5, Dahyabhai Park Society, Opposite Manan Moters, Shahlam Toll Naka, Behrampura, Ahmedabad- 380022  3. Mayuri Dhaval Mandapwala ("Co-Borrower"), 5, Dahyabhai Park Society, Opposite Manan Moters, Shahlam Toll Naka, Behrampura, Ahmedabad- 380022  4. Dhaval Mandapwala ("Co-Borrower") 5, Dahyabhai Park Society, Opposite Manan Moters, Shahlam Toll Naka, Behrampura, Ahmedabad - 380022.  5. M/s. Atulit and Sons ("Co-Borrower") Through its partner Dhaval Mandapwala Ground Floor, Shop No. 1, Megha House Mithakali Six Road, Law Garden Road, Ahmedabad- 380006.	15.05.2025  NPA Date 06.05.2025	Rs.1,27,53,822.1 8 (Rupees One Crore Twenty- Seven Lakhs Fifty-Three Thousand Eight Hundred Twenty- Two and paise Eighteen Only) As on 09.05.2025

### Annexure "DETAILS OF SECURED ASSET/S TO BE ENFORCED"

Residential Bungalow No. 5 having land area adm. 142.14 sq. mtrs. together with construction adm. 58.53 sq. mtrs thereon Ground |Floor of Scheme known as Dahyabhai Park lying and situated at Final Plot No. 155 and 156 of Town Planning Scheme No. 2 (Kankariya) of Mouie Raipur Hirpur of Taluka Maninagar of District Ahmedabad along with present and future superstructures thereon Boundaries as under North - Bungalow 6, South - Bungalow 4, East - Private Road, West - Bhakt Dhola Vallabh School

You are hereby called upon to pay Aditya Birla Capital Limited within the period of 60 days from the date of publication of this Notice the

aforesaid amount with interest and cost failing which Aditya Birla Capital Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrower / Co borrower / Mortgagor. The power available to the Aditya Birla Capital Limited under the said act include (1) Power to take possession of the secured assets of the Borrower / Co-borrower / Mortgagor including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Aditya Birla Capital Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you. In terms of the Provisions of the Section 13/13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated / mortgaged to the Aditya Birla Capital Limited without prior written consent of the Aditya Birla Capital Limited. Date: 27.05.2025, Place: Ahmedabad

**Authorised Officer, Aditya Birla Capital Limited** 

FEDBANK FINANCIAL SERVICES LTD. Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

# POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated DECEMBER 12TH, 2024 calling upon the Borrower, Mortgagor, Co-Borrower(s) and Guarantor:- (1) DHARAMSIBHAI KANABHAI CHAUHAN (Borrower); (2) BHANUBEN DHARMSHIBHAI CHAUHAN (Co-Borrower & Mortgagor) to repay the amount mentioned in the said notice being Rs. 20,98,012.56/- (Rupees Twenty Lakh Ninety-Eight Thousand Twelve and Fifty-Six Paisa only) as on 12/12/2024 in loan account No. FEDMAUSTL0494831 together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgagor, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorised officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the MAY - 23 of the year 2025.

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount Rs. 20,98,012.56/- (Rupees Twenty Lakh Ninety-Eight Thousand Twelve and Fifty-Six Paisa only) as on 12/12/2024 in loan account No. FEDMAUSTL0494831 togather with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

The borrower's attention is invited to sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

SCHEDULE I: DESCRIPTION OF THE MORTGAGED PROPERTY: All the right, title and interest of Plot No. 45, Land area admeasuring 112.65 Sq. Mtrs., of R. S. No. 373 Paiki 4, 373 Paiki 7 & 373 Paiki 11, Situated at outside of Mahuva Nagar Palika Boundaries, Dist.-Bhavnagar. Having boundaries: East: Plot No. 44, West: 6.00 Wide Road, North: 9.00 Wide Road, South: Land of R. S. No. 373 Paiki.

Place:-BHAVNAGAR **AUTHORISED OFFICER** Date: - 23/05/2025 Fedbank Financial Services Ltd

DCB Bank Limited DCB BANK Pariseema Complex, Bodyline Cross Road, Opp. IFCI Bhavan, C.G. Road, Ahmedabad-380006

# POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 also r/w section 14(1) of the Security Interest Rules 2002 on as mentioned here below.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below. The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets

1	Symbolic Possession Date – 21st May, 2025
Demand Notice Dated.	11-03-2025
Name of Borrower(S)	M/S. Talha Traders Through It's Proprietor Mrs.Fehmi
and (Co-borrower(S)	Bano Barudgar, Mrs.Fehmida Bano Barudgar, Mr. Tal
	Tayab Barudgar And Mr. Tayap Yunus Barudgar
Loan Account Number	03459200000082

### Rs.56,26,516/- (Rupees Fifty Six Lakh Twenty Six Thousand Five Hundred Sixteen Only) as on 11th March, 2025 Description of The Immovable Property-1 All Piece And Parcel Of Property Bearing Shop No.6

Total Outstanding Amount.

House No.1054/0 Admeasuring 630 Sq. Ft Equivalent To 58.55 Sq. Mtrs Super Built Up Area Along With Undivided Share In Land Admeasuring About 8.21 Sq.Mtr Situated On The Ground Floor Of The Building Known As Sahara Market Constructed On The N.A Land Bearing City Survey No.3089 Admeasuring About 5209 Sq. Mtrs Situated At Village Vapi Taluka Vapi Dist Valsad Gujarat State. Property-2 All Piece And Parcel Of Property Bearing Shop No.7 House No.1054/0 Admeasuring 595 Sq. Ft Equivalent To 55.29 Sq. Mtrs Super Built Up Area Along With Undivided Share In Land Admeasuring About 5.00 Sq.Mtr Situated On The Ground Floor Of The Building Known As Sahara Market Constructed On The N.A Land Bearing City Survey No.3089 Admeasuring About 5209 Sq. Mtrs Situated At Village Vapi Taluka Vapi Dist Valsad Gujarat State. Property-3 All Piece And Parcel Of Property Bearing Shop No.8 House

No.1054/0 Admeasuring 595 Sq. Ft Equivalent To 55.29 Sq. Mtrs

Super Built Up Area Along With Undivided Share In Land

Admeasuring About 8.21 Sq.Mtr Situated On The Ground Floor Of The Building Known As Sahara Market Constructed On The

N.A Land Bearing City Survey No.3089 Admeasuring About 5209 Sq. Mtrs Situated At Village Vapi Taluka Vapi Dist Valsad Gujarat State. (The Secured Assets) Symbolic Possession Date – 24th May, 2025 Demand Notice Dated. 23-12-2023 Name of Borrower(S) Mr. Anjani U Tiwari (S/O.Umeshchand Tiwari), Mrs. Premlata Tiwari (W/O Anjani Tiwari) And Mr. Umesh D Tiwari and (Co-borrower(S)

DRHLVAP00497154

### Total Outstanding Amount. Rs.9,86,640.06/- (Rupees Nine Lakh Eighty Six Thousand Six Hundred Forty and Six Paisa Only) as on 23rd December, 2023 The Property Bearing Flat No. 205 Admeasuring About 750.00 Description of The Immovable Sq.Fts. Equivalent To 69.67 Sq.Mtr. Super Builtup Area, Situated roperty

Loan Account Number

On The Second Floor Of The E-Building Known As "Sai Saburi" Constructed On The N.A. Land Bearing Old Survey No. 159/2 Admeasuring About 7588 Sq. Mtrs. Paikee Plot.01 Admeasuring About 1423.00 Sq. Mtrs. Plot.02 Admeasuring About 243.75 Sq.Mtr Plot.03 Admeasuring About 225 Sq Mtrs.Plot.04 225 Sq Mtrs.Plot.05 Admeasuring 356.25 Sq. Mtrs., Plot.06 Powing About 326.25 Sq. Mtrs., Plot.07 Admeasuring About 225.00 Sq. Frs., Plot.08 Admeasuring About 225.00 Sq. Mtrs., Plot.11 Admeasuring About 489.50 Sq. Mtrs., Plot.12 Admeasuring About 330.00 Sq. Mtrs. Plot.13 Admeasuring About 330.00 Sq. Mtrs., Plot.10 Paikee Admeasuring About 100.00 Sq. Mtrs., Plot.14 Paikee Admeasuring About 145.00 Sq. Mtrs., Total Admesuring About 4643.75 Sq. Mtrs. Bearing New Survey No. 1255 Is Situated At: Chhiri Tal. Vapi, Dist. Valsad. In The Name Of (1) Mr. Anjani Tiwari S/O. Umeshchand, (2) Mrs. Premlata

Tiwari W/O. Anjani Tiwari. (The Secured Assets)

3	Symbolic Possession Date – 24th May,2025
Demand Notice Dated.	16-07-2024
Name of Borrower(S)	Mr. Girish Chandra Tiwari, Mrs. Punam Devi
and (Co-borrower(S)	And Mr. Gyanendra Tiwari
Loan Account Number	DRHLVAP00544193
Total Outstanding Amount.	Rs.10.86.946/-(Rupees Ten Lakh Eighty Six T

Eighty Six Thousand Nine Hundred Forty Six Only) as on 16th July 2024 Description of The Immovable The Property Bearing Flat No. 403 Admeasuring About 980.00 Sq. Fts. Equivalent To 91.04 Sq.Mts., Super Built Up Area,

Situated On The Fourth Floor Of The Building Known As "Shree Krishna Vihar-2", Constructed On The Na Land Bearing Survey No. 152/6/Paikee 1 Paikee Plot No. 21 Admeasuring About 189.00 Sq. Mtrs. Bearing New Survey No. 1331 (Old Computerized Survey No. 52/6/Paikee1/21), Plot No. 22 Admeasuring About 156.00 Sq. Mtrs. Bearing New Survey No. 1332 (Old Computerized Survey No. 152/6/Paikee1/22), Totally Admeasuring About- 345.00 Sq. Mtrs., Situated At Village- Rata, Taluka Vapi, District Valsad. Bounded By. East-Flat No.404, West-Flat No.402, North-Open Space, South-Passage (The

45 Paikee Admeas Uring About 9604.00 Sq. M Trs. Bearing Plot

Secured Assets) Symbolic Possession Date – 24th May, 2025 Demand Notice Dated. 27-02-2024 Mr. Aman Ashok Ghumare And

Name of Borrower(S) and (Co-borrower(S) Mrs. Komal Aman Ghumare Loan Account Number DRHLVAP00508024 Total Outstanding Amount. Rs.10,64,600/- (Rupees Ten Lakh Sixty Four Thousand Six Hundred Only) as on 27th February, 2024 Description of The Immovable The Property Bearing Flat No. 301 Admeasuring 700.00 Sq. Fts. roperty Equivalent To 65.03 Sq. Mtrs. Super Built Up Area, Situated On The Third Floor Of The Building Known As "Radhe Krishna Apartment" Constructed On The N.A. Land Bearing Survey No.

	No		
	Plot No	Area Sq. Mtrs	Computerized Survey No
	16/B	140.53	45/Paikee 4/Paikee 15
	17/A	146.93	45/Paikee 4/Paikee 16
	17/B	150.88	45/Paikee 4/Paikee 17
	Totally 438.34 At Village Rata, Taluka Vapi, District Valsad Gujarat State (The Secured Assets)		
	Symbolic Possession Date – 24th May, 2025		
emand Notice Dated.	19-08-2024		

Mr. Lav Ramchandra Jadhav And Name of Borrower(S) and (Co-borrower(S) Mrs. Roshni Lav Jadhav oan Account Number DRMHVAP00431676 Total Outstanding Amount. Rs.7,69,395/- (Rupees Seven Lakh Sixty Nine Thousand Three Hundred Ninety Five Only) as on 19th August, 2024 Description of The Immovable All Piece And Parcel Of Property Bearing Flat No. 301

Admeasuring About 680sq.Fts. Equivalent To 38.17 Sq. Mtr. Super Built-Up Area, Situated On The Third Floor Of The Building Known As "Shree Krishna Residency" Constructed On N.A. Land Bearing Survey No. 44 Admeasuringabout 5868 Sq. Mtrspaikee Plot No.3 Admeasuring About 794.00 Bearing Computerized Sr.No. 44/3 Is Situated At Rata, Tal. Vapi, Dist.

Date: 27-05-2025 FOR DCB BANK LTD Place: Valsad. **AUTHORISED OFFICER** 

Valsad. (The Secured Assets)

