

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. 1,20,42,268.58 (Rupees One Crore Twenty Lakh Forty Two Thousand Two Hundred Sixty Eight and Paise Fifty Eight only)** by way of Home Loan facility as on 31.10.2025 along with future interest and charges from 01.11.2025 due to DBS Bank India Limited, the Secured Creditor from Borrowers and Mortgagor 1. Mr. Jeki Mehta 2. Mrs. Shweta Ashwin Patel both R/at: Flat no 302, situated on the 3rd floor of the building known as Kapil Vastu CHS Ltd. S.V.Road, Opp. Ram Mandir Signal, Goregaon West, Mumbai-400 104.

AUCTION SCHEDULE

Date of E Auction:	17.12.2025 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	16.12.2025, 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. 1,15,83,000/-/- (Rupees One Crore Fifteen Lakh Eighty-Three Thousand only)
Increment amount	Rs.25,000/-
EMD	Rs.11,58,000/- (Rupees Eleven Lakh Fifty Eight 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 301, situated on the 3 rd floor of the building known as Kapil Vastu CHS Ltd. S.V.Road, Opp. Ram Mandir Signal, Goregaon West, Mumbai-400 104. Admeasuring Area – 550 Sq. Ft. carpet. Property owned by: <u>Mr. Jeki Jitendra Mehta and Mrs. Shweta Ashwin Patel</u>

Loan Details

Loan Account No.	811350175968
Date of Demand Notice	22.09.2022

U/Sec 13(2) OF SARFAESI ACT	
AMT. OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (In Rs.)	Rs. 93,08,613.74/- (Rupees Ninety-three Lakh Eight Thousand Six Hundred Thirteen and Paise Seventy Four only) as on 04.09.2022
DATE OF PHYSICAL POSSESSION	05.04.2025
PUBLICATION DATE OF POSSESSION NOTICE	08.04.2025

For more detailed terms and conditions:

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

Date: 24.11.2025

Place: Mumbai

Authorised Officer
DBS Bank India Limited