

DCB Bank Ltd,

302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

(Corporate & Registered Office: 6th Floor, Tower A, Peninsula

Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013

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", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

Name of the Borrower & Loan Account Number	1.Reserve Price Earnest Money; 2.Deposit (EMD) 3.Bid Increase Amount; 4.FCL	Date & Time of E-Auction	Type of Possession
BHARAT NARAYAN GOWARANI DRBLNAP00607002	1.Rs.27, 31,950/- (Twenty Seven Lakhs Thirty One Thousand Nine Hundred and Fifty Only), 2.Rs.2,73,195/- (Two Lakhs Seventy Three thousand One hundred and Ninety Five Only) 3.Rs.1,000/- (One Thousand Only) 4.Rs.31,38,323 (Thirty One Lakh Thirty Eight Thousand Three Hundred Twenty Three Only) as on 06-10-2025	09-12-2025 & 3pm - 4pm	Physical

Details of Mortgage Property: All The Piece & Parcel Of Apartment Bearing No 106 Admeasuring 67.756 Sq Mtrs On First Floor In Building Known As Divya Yog Apartment Being Constructed On 353 Situated At Eastern Industrial Area Street Scheme Of Nagpur Improvement Trust Kh No 75 Mouze Chikhali (Deo) Bearing City Survey No 395 Sheet No 70 Municipal House No. 1262/353 Ward No 22 Kalamna Chikhali Layout Dist:Nagpur Bounded By:Towards North: Road & Plot No 315; Towards East:Plot No 352; Towards West:Road; Towards South:Road; (The Secured Assets).

VICKY DIWAKAR TIWARI DRHLNAP00610239	1.Rs.29, 83,000/- (Twenty Nine lakh eighty Three Thousand Only), 2.Rs.2,98,300/- (Two Lakhs Ninety Eight Thousand Only) 3.Rs.1,000/- (One Thousand Only) 4.Rs.36,73,363 (Thirty Six Lakhs Seventy Three Thousand Three Hundred And Sixty Three Only) as on 17-11-2025	23-12-2025 & 3pm - 4pm	Physical
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Details of Mortgage Property: All Piece And Parcel Of North Portion Of Land Bearing City Survey No.190 Admeasuring About 42.65 Sq.Mtr Of Mauza Nagpur Bearing Sheet No.292 Ward No.13 House No.150/A/1 Situated Within The Limit Of Nagpur Municipal Corporation Nagpur Bounded By: East-Road; West-House Of Mr.Palkhede; North-Hanuman Temple; South-Remaining Part Of House No.150; (The Secured Assets).

Inspection Date and Time: - of all properties from 03-12-2025 and 18-12-2025 Between 10 AM to 5 PM contact to Mr. Kalpesh Verma Mob:- 8668382051, Mr. Hemant Komdarker, Mob:- 9823049912 Mr. Vijay Marskole :- 9028110440 between 11am to 6pm.

Date and time of submission of EMD is 08-12-2025 and 22-12-2025 up-to 12 pm, with request letter of participation KYC, Pan Card, Proof of EMD at email id kalpesh.verma@dcbbank.com and hemant.komdarker@dcbbank.com.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft Only in the favor 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 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 T.Jaya Prakash Reddy, Mob. No: 8142000064 : Back End Office : 8142000066/63/62, Office mail id : info@bankauctions.in & Mail Id: prakash@Bankauctions.in at their web portal <https://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/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 (4closure.com), Mob. No: 8142000064, Back End Office: 8142000066/63/62. 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: 21-11-2025

Place: Nagpur.

Sd/-Authorised Officer
DCB Bank Limited