

"APPENDIX-IV-A"

See proviso to rule 8(6) read with rule 9(1)

E-Auction Sale notice for sale of immovable property

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower that the below described the immovable property mortgaged to the Secured Creditor, the Symbolic Possession of which have been taken by the Authorised Officer of **Bank of India, Jaipur ARB (7446)**, Secured Creditor, will be sold on "As is where is", "As is what is", "whatever there is" and "without recourse" basis for recovery of below mention account. The details of borrower, immovable property with known encumbrances, Demand notice date and dues, Present outstanding, reserve price, earnest money deposit and bid increase amount, e-auction date & time, property inspection date & time will be as per below mentioned :-

E-Auction Date & Time : 25/03/2026; 11:00 A.M. to 05:00 P.M. (With unlimited extensions of 10 min. each)

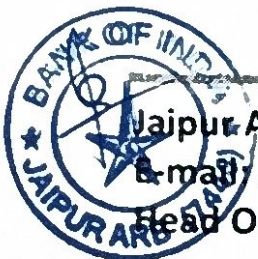
Last date & time of EMD submission : 24/03/2026 upto 4:00 P.M.

Property inspection date & Time :- 18/03/2026; 12.00 Noon to 03.00 PM

Demand notice date and dues : 19/06/2025; Rs. 3,08,89,679.99/- as on 18/06/2025 + further applicable interest, cost charges and other expenses etc.

Present outstanding : Rs. 308.90 Lakhs plus UCI and Legal Expenses + further applicable interest, cost, charges and other expenses etc.

Name and address of Borrower and Guarantors :- 1. M/s Divine Steel Corporation (Borrower and Mortgagor) through its Partners Regd. Address : Patta No. 176, Misal No 128, Outside Nathusar Gate, Main Karmisar Road, Petrol Pump ke Aage, Murlidhar Vyas Colony, Distt.- Bikaner, Rajasthan-334001; **2. Mr. Saurav Dhussa S/o Mr Ashok kumar (Guarantor and Partner and Mortgagor) Regd. Address of Firm :** Patta No. 176, Misal No 128, Outside Nathusar Gate, Main Karmisar Road, Petrol Pump ke Aage, Murlidhar Vyas Colony, Distt.- Bikaner, Rajasthan-334001; **Address:** 1-D-113, 114, Jai Narayan Vyas Colony, Bikaner, Rajasthan-334001; **3. Mrs. Rekha Dhussa W/o Mr. Saurav Dhussa (Guarantor and Partner and Mortgagor) Regd. Address of Firm :** Patta No. 176, Misal No 128, Outside Nathusar Gate, Main Karmisar Road, Petrol Pump ke Aage, Murlidhar Vyas Colony, Distt.- Bikaner, Rajasthan-334001; **Address :** 1-D-113, 114, Jai Narayan Vyas Colony, Bikaner, Rajasthan-334001.



Jaipur ARB: LAXMI COMPLEX Building, Subhash Marg, C-Scheme, Jaipur, Rajasthan-302001.

E-mail: ARB.jaipur@bankofindia.bank.in

Head Office: Star House, C-5, G-Block, BandraKurla Complex, Bandra (East), Mumbai-400051

Description of the immovable property with known encumbrances

Residential property situated at Patta No. 176, Misal No. 128, Outside Nathusar Gate, Murlidhar Vyas Colony, Karmisar Road, Bikaner (Raj.) measuring 19549.25 Square Feets in the name of M/s Divine Steel Corporation through its partner's Mr. Saurav Dhussa S/o Mr. Ashok Kumar and Mrs. Rekha Dhussa W/o Mr. Saurav Dhussa; **Bounded by :-** On the East by Rasta, On the West by Rasta, On the North by Rasta, On the South by Other Property;

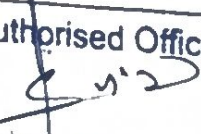
Encumbrances :- Not known

Reserve Price	Earnest Money Deposit	Bid Increase Amount
Rs. 4,27,61,000/- (Rupees Four Crores Twenty Seven Lakhs Sixty One Thousand)	Rs. 42,76,100/- (Rupees Forty Two Lakhs Seventy Six Thousand One Hundred)	Rs. 25,000/- (Rupees Twenty Five Thousand)

Note : A Securitization Application No. 872/2025 is under consideration before Hon'ble Debts Recovery Tribunal, Jaipur in above matter.

For Detailed terms and conditions of the sale, please refer to the link provided in <https://baanknet.com> and <https://bankofindia.bank.in>, Bank of India, Jaipur ARB (7446); Mob. No. 9982100282 Secured Creditor's website.

Date : 02/03/2026
Place : Jaipur (Raj.)

Authorised Officer

BANK OF INDIA
Authorised Officer
Bank of India