

## 4th E-AUCTION SALE NOTICE

**SALE NOTICE UNDER SARFAESI ACT, 2002 (Hereinafter Referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereinafter referred to as Rules).**

Pursuant to Notice U/S 13(2) and 13(4) of the above Act, the possession of the below mentioned property was taken on behalf of YES BANK Ltd., by Authorized officer of the Bank. Whereas the Authorized officer of the Bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" (including encumbrances, if any,) under rules 8 & 9 of the said Act, through Public Auction (E-Auction).

| Loan No./Cust Id / Name of Borrower/ Co-Borrower / Mortgage / Guarantor (s) / security provider/s                                                                                                                                                                                                                                                                     | Description of Property                                                                                                                                                                                                                                                                                         | Reserve Price (Rs.)                                                            | Earnest Money Deposit (Rs.)                                                      | Date of Physical Possession | Date of Demand Notice & o/s amount as per demand notice                                                                          | Last Date for submission of BID | Date & Time of E-Auction               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------|
| Loan No.: AFH000100889709<br>Anil D Jadhav<br>(Borrower and Mortgage)<br>Asmita Anil Jadhav<br>(Co-Borrower and Mortgage)<br>Both At :- 373, Lucky House, 3rd Floor, Room No. 38, S B S Road, Fort Mumbai, Mumbai 400001                                                                                                                                              | Fiat No. A/104, Are Admeasuring 26.66 Sq. Mtrs. Carpet, 1st Floor, Wing A, Mera Ghar, At Nighu, Nighu, Tal. & Dist. Thane 400612                                                                                                                                                                                | Rs. 14,87,000/-<br>(Rupees Fourteen Lakh Eighty Seven Thousand Only)           | Rs. 1,48,700/-<br>(Rupees One Lakh Forty Eight Thousand Seven Hundred Only)      | 15.01.2025                  | 18.07.2023<br>Rs.30,15,792.02/-<br>(Rupees Thirty Lakh Fifteen Thousand Seven Hundred Eighty Two and Two Paise Only)             | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH000100789555<br>Kallias Kashiram Shinde<br>(Borrower & Mortgage)<br>Ratika Kashiram Shinde<br>(Co-Borrower)<br>Both At:- Parvati Bai Apartment, 2/210, C Wing, Mhatre Gate, Matoshri, Building, Ganesh Nagar, Diva East, Thane- 400612                                                                                                                   | Fiat No 203, 2nd Floor, A-Wing, Orchid, Rameshwar Park, Village Dawale Kharpada, Off Shilroad, Thane West-400612                                                                                                                                                                                                | Rs. 29,45,000/-<br>(Rupees Twenty Nine Lakh Forty Five Thousand Only)          | Rs. 2,94,500/-<br>(Rupees Two Lakh Ninety Four Thousand Five Hundred Only)       | 22.01.2025                  | 29.08.2022<br>Rs.27,96,940.56<br>(Rupees Twenty-Seven Lakh Ninety-Six Thousand Nine Hundred Forty and Paise Fifty Six Only)      | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH000100206246<br>Laxmi Deepak Kadam<br>(Borrower And Mortgage)<br>Deepak Ramchandra Kadam<br>(Co-Borrower & Mortgage)<br>Both At:- Samrat Ashok Nagar, Patil Chawl, Ot Section, Near Mahesh Kirana Store, Ulhasnagar 421002.                                                                                                                              | Fiat No. 201, Area Admeasuring 368 Sq. Ft. Carpet, 2Nd Floor, A Wing, Parshuram Vedant Building, Survey No. 38, Hissa No. 1A, Survey No. 38, Hissa No. 1B, Village Pale, Gaikwad Pada, Ambemath East, Dist. Thane 421501                                                                                        | Rs. 17,62,200/-<br>(Rupees Seventeen Lakh Sixty Two Thousand Two Hundred Only) | Rs. 1,76,220/-<br>(Rupees One Lakh Seventy Six Thousand Two Hundred Twenty Only) | 20.12.2024                  | 19.08.2023<br>Rs.12,82,792.06/-<br>(Rupees Twelve Lakhs Eighty-Two Thousand Seven Hundred Ninety Two and Six Paise Only)         | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH000100643190, AFH022501352505<br>Manishkumar Thakur<br>(Borrower And Mortgage)<br>Rakhi Kumari<br>(Co-Borrower & Mortgage)<br>Both At:- Room No. 404, Parl Apartment, Sabe Road, Near Diva High School, Diva East, Thane 400612, And Both Also At:- Room No. 1894, Shukla Chawl No. 2, Subhsh Nagar, Speez Gate No. 1, Midc, Andheri East, Mumbai 400093 | Fiat No. 101, Area Admeasuring 18.43 Sq. Mtrs., + 2.20 Sq. Mtrs. Balcony, + 4.20 Sq. Mtrs. Open Terrace, Total Area Adm. 24.83 Sq. Mtrs. 1st Floor, Omkar Residency, Village Joveli, Tal. Ambemath, Badlapur, Dist. Thane 421503                                                                                | Rs. 13,49,000/-<br>(Rupees Thirteen Lakh Forty Nine Thousand Only)             | Rs. 1,34,900/-<br>(Rupees One Lakh Thirty Four Lakh Nine Hundred Only)           | 03.12.2024                  | 17.05.2023<br>Rs.13,51,996.34/-<br>(Rupees Thirteen Lakhs Fifty One Thousand Nine Hundred Ninety Six and Paise Thirty Four Only) | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH022500983474<br>Rahul Sadanand Shinde<br>(Borrower And Mortgage)<br>Sunita Sadanand Shinde<br>(Co-Borrower & Mortgage)<br>Both At :- Flat No. 4, A Wing, Ground Floor, Bhagirathi Pooja Chsl, Badlapur, Dist. Thane 421503.                                                                                                                              | Fiat No. 001, Area Admeasuring 524 Sq. Ft. ie. 30.27 Sq. Mtrs. Carpet (Exclusive Area 4.28 Sq. Mtrs.), Ground Floor, B Wing, Sai Shiv Complex, Situated At Survey No. 54, Hissa No. 3/1, 3/2, Village Kulgaon, Tal. Ambemath, Dist. Thane                                                                       | Rs. 16,91,000/-<br>(Rupees Sixteen Lakh Ninety One Thousand Only)              | Rs.1,69,100/-<br>(Rupees One Lakh Sixty Nine Thousand one Hundred Only)          | 23.01.2025                  | 19.08.2023<br>Rs.18,70,686.13/-<br>(Rupees Eighteen Lakhs Seventy Thousand Six Hundred Eighty Six and Thirteen Paise Only)       | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH000100933103<br>Tushar Shankar Asawale<br>(Borrower And Mortgage)<br>Laxmi Shankar Asawale<br>(Co-Borrower & Mortgage)<br>Both At:- Flat No. 303, Building 17, Poddar Navjeevan Society, Atgaon, Thane 421602                                                                                                                                            | Fiat No. 301, 3Rd Floor, Area Admeasuring 264.12 Sq. Ft. Carpet, Means 24.54 Sq. Mtrs. Carpet (Include 17.59 Sq. Ft Dry Balcony + 33.94 Sq. Ft. Open Terrace), Building No. 30, Type - A-1, Poddar Navjeevan Society, New Survey No. 172.5, Old Survey No. 208/5, Village Atgaon, Shahapur, Dist. Thane 421601. | Rs.8,51,500/-<br>(Rupees Eight Lakh Fifty One Thousand Five Hundred Only)      | Rs.85,150/-<br>(Rupees Eighty Five Thousand One Hundred Fifty Only)              | 07.01.2025                  | 19.06.2023<br>Rs.11,43,321.21/-<br>(Rupees Eleven Lakhs Forty Three Thousand Three Hundred Twenty One and Twenty Paise Only)     | 28.10.2025<br>Till 4.00 pm      | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Loan No.: AFH022501107001                                                                                                                                                                                                                                                                                                                                             | Fiat No 205,                                                                                                                                                                                                                                                                                                    | Rs.                                                                            | Rs.                                                                              |                             | 28.09.2022                                                                                                                       |                                 |                                        |

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| Loan No.: AFH022501107001<br>Jitesh Sunil Ailani<br>(Borrower & Mortgagor)<br>Radha Jitesh Ailani<br>(Co-Borrower & Mortgagor)<br>Both At: BK No.596, Room No.02, OT Section, Khemani Chowk, Uhasnagar 2, Thane, Maharashtra- 421 002.                                                                                                                                                                          | Flat No 205,<br>Admeasuring Area 775 Sq. Ft. (Carpet Area),<br>2Nd Floor, C Wing, Shree Siddhivinayak Residency, Survey No.49, Hissa No. 5A & 5D, Palegaon, Nr Rangoli Hotel, Midc, Ambarnath East-421501.<br><br>* As per the agreement and Index II the area is 775 Sq. Ft whereas on site measurement is 542 Sq. Ft. | Rs.<br>32,58,500/-<br>(Rupees Thirty Two Lakh Fifty Eight Thousand Five Hundred Only) | Rs.<br>3,25,850/-<br>(Rupees Three Lakh Twenty Five Thousand Eight Hundred Fifty Only)  | 30.07.2024 | 28.09.2022<br>Rs.52,13,028.06/-<br>(Rupees Fifty-Two Lakh Thirteen Thousand Twenty Eight And Six Paise Only)                                         | 28.10.2025<br>Till 4.00 pm | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Cust Id:- 8009717<br>Shree Balaji Fabrics (Borrower)<br>(Prop. Shyamsunder M. Rathl)<br>1543/8, 1st Ganesh Building, Mool Chand Compound, Khadijpur, Bhiwandi-421302<br>Also At:- G. H. No.1543/25, R.C.C. Gala On 2nd Floor, Survey No.15&16, Plot No.53, Village-Khonee, Taluka-Bhiwandi, Thane - 421308                                                                                                      | 1) G. H. No.1543/25, R.C.C. Gala On 2nd Floor, Survey No.15&16, Plot No.53, Village-Khonee, Taluka-Bhiwandi Thane - 421308<br>2) G. H. No.1543/26, R.C.C. Gala On 2nd Floor, Survey No.15 & 16 Paiki, Plot No.53 Paiki, Village-Khonee, Taluka-Bhiwandi, Thane - 421308.                                                | Rs.<br>98,99,000/-<br>(Rupees Ninety Eight Lakh Ninety Nine Thousand Only)            | Rs.<br>9,89,900/-<br>(Rupees Nine Lakh Eighty Nine Thousand Nine Hundred Only)          | 05-02-2025 | 01-07-2022<br>Rs.<br>2,70,33,497.83/-<br>(Rupees Two Crore Seventy Lakh Thirty Three Thousand Four Hundred Ninety-Seven and Eighty Three Paise Only) | 28.10.2025<br>Till 4.00 pm | 29.10.2025<br>Time 11.00 am to 2.00 pm |
| Chandadevi Shyamsunder Rathl (Co-Borrower - 1 & Mortgagor)<br>Shilpadevi Vinodkumar Rathl (Co-Borrower -3 & Mortgagor)<br>Vandana Pramodkumar Rathl (Co-Borrower - 4 & Mortgagor)<br>Vinodkumar Shyamsunder Rathl (Co-Borrower - 5)<br>Pramodkumar Shyamsunder Rathl (Co-Borrower -6)<br>All At :- Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302 | 3) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302                                                                                                                                                                                                         | Rs.<br>69,82,500/-<br>(Rupees Sixty Nine Lakh Eighty Two Thousand Five Hundred Only)  | Rs.<br>6,98,250/-<br>(Rupees Six Lakh Ninety Eight Thousand Two Hundred and Fifty only) |            |                                                                                                                                                      |                            |                                        |

#### Terms and Conditions:-

- The Auction sale will be " Online E-Auction/ Bidding through Banks approved service provider M/s E-Procurement Technologies Ltd, Auction Tiger, Ahmedabad Contact Persons Mr. Ram Sharma on (M) +91 8000023297 (Ramprasad@auctiontiger.net, website <https://sarfaesi.auctiontiger.net>
  - Bidders are advised to go through the Bid Forms, Tender Document, detailed terms and conditions of auction sale before submitting their bids and taking part in the E-Auction sale proceedings.
  - Bids shall be submitted through online/Offline procedure in the prescribed formats with relevant details.
- Earnest Money Deposit (EMD) shall be deposited through Demand Draft payable at Mumbai /RTGS/NEFT/FUND TRANSFER to credit of following account before submitting the bids:-

| Details               |                                  |                 |             |
|-----------------------|----------------------------------|-----------------|-------------|
| Name of Bank & Branch | Name of Beneficiary              | Account No.     | IFSC Code   |
| YES BANK LTD WORLI    | RB (A) AUCTION EMD COLLECTION AC | 000189900002710 | YESB0000001 |

- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of Rs.10,000/-. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.

- Inspection of the aforesaid property can be done on 08-Oct-25 & 14-Oct-2025 from 11:00 am to 2:00 pm by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/tenders (for either of the property) without assigning any reasons thereof.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> -- Secured Creditor's website i.e. [www.yesbank.in](http://www.yesbank.in).

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Chandrakishor Jadhav on 9898980177 or [chandrakishor.jadhav@yesbank.in](mailto:chandrakishor.jadhav@yesbank.in), Meet Oza on 8850548499 or [meet.oz@yesbank.in](mailto:meet.oz@yesbank.in), and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad Mr. Ram Sharma on (M) +91 8000023297 (Ramprasad@auctiontiger.net).

As contemplated U/s. 13 (8) of the aforesaid Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date of Publication of Notice for the public auction/Tendered/ Private Treaty for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

#### SALE NOTICE TO BORROWER/ CO-BORROWER /MORTGAGOR / SECURITY PROVIDER

The above shall be treated as Notice of 15 days Under Sec.9(1) of security interest (Enforcement Rules),2002.

Date: 06, October, 2025  
Place: Mumbai

Authorized Officer  
For YES Bank Limited