



YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai 400055

Branch : 19th Floor, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No.31, Thane Belapur Road, Airoli, Navi Mumbai 400708

6th 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).

Account No.	Name of Borrower/Co Borrower/ Mortgage / Guarantor (s) / security provider/s	Description of Property	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	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
AFH0001 00889709	Anil D Jadhav (Borrower and Mortgagor) Asmita Anil Jadhav (Co-Borrower and Mortgagor) Both At :- 373, Lucky House, 3Rd Floor, Room No. 38, S B S Road, Fort Mumbai, Mumbai 400001	Flat No. A/104, Area Admeasuring 26.66 Sq. Mtrs. Carpet, 1st Floor, Wing A, Mera Ghar, At Nighu, Nighu, Tal. & Dist. Thane 400612	15.01.2025	18.07.2023 Rs.30,15,782.02/- (Rs. Thirty Lakh Fifteen Thousand Seven Hundred Eighty Two and Two Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.12,63,950/- (Rupees Twelve Lakh Sixty Three Thousand Nine Hundred Fifty Only)	Rs.1,26,395/- (Rupees One Lakh Twenty Six Thousand Three Hundred Ninety Five Only)
AFH0001 00789555	Kailas Kashiram Shinde (Borrower & Mortgagor) Ratika Kashiram Shinde (Co-Borrower) Both At:- Parvati Bai Apartment, 2/210, C Wing, Mhatre Gate, Matoshri, Building, Ganesh Nagar, Diva East, Thane-400612	Flat No 203, 2nd Floor, A-Wing, Orchid, Rameshwar Park, Village Dawale Kharpipada, Off Shilroad, Thane West-400612	22.01.2025	29.08.2022 Rs.27,96,940.56 (Rupees Twenty-Seven Lakh Ninety-Six Thousand Nine Hundred Forty and Paise Fifty Six Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.25,03,250/- (Rupees Twenty Five Lakh Three Thousand Two Hundred Fifty Only)	Rs.2,50,325/- (Rupees Two Lakh Fifty Thousand Three Hundred Twenty Five Only)
AFH0001 00643190 & AFH0225 01352505	Manishkumar Thakur (Borrower And Mortgagor) Rakhi Kumari (Co-Borrower & Mortgagor) Both At:- Room No. 404, Pari 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	Flat 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 Jovell, Tal. Ambemath, Badlapur, Dist. Thane 421503	03.12.2024	17.05.2023 Rs.13,51,996.34/- (Rs. Thirteen Lakhs Fifty One Thousand Nine Hundred Ninety Six and Paise Thirty Four Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.11,46,650/- (Rupees Eleven Lakh Forty Six Thousand Six Hundred Fifty Only)	Rs.1,14,665/- (Rupees One Lakh Fourteen Thousand Six Hundred Sixty Five Only)
AFH0225 00983474	Rahul Sadanand Shinde (Borrower And Mortgagor) Sunita Sadanand Shinde (Co-Borrower & Mortgagor) Both At :- Flat No. 4, A Wing, Ground Floor, Bhagirathi Pooja Chsl, Badlapur, Dist. Thane 421503.	Flat 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	23.01.2025	19.08.2023 Rs.18,70,686.13/- (Rupees Eighteen Lakhs Seventy Thousand Six Hundred Eighty Six and Thirteen Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.14,37,350/- (Rupees Fourteen Lakh Thirty Seven Thousand Three Hundred and Fifty Only)	Rs.1,43,735/- (One Lakh Forty Three Thousand Seven Hundred Thirty Five Only)
AFH0001 00933103	Tushar Shankar Asawale (Borrower And Mortgagor) Laxmi Shankar Asawale (Co-Borrower & Mortgagor) Both At:- Flat No. 303, Building 17, Poddar Navjeevan Society, Atgaon, Thane 421602	Flat 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.	07.01.2025	19.06.2023 Rs.11,43,321.21/- (Rupees Eleven Lakhs Forty Three Thousand Three Hundred Twenty One and Twenty Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.7,23,775/- (Rupees Seven Lakh Twenty Three Thousand Seven Hundred Seventy Five Only)	Rs.72,378/- (Rupees Seventy Two Thousand Three Hundred Seventy Eight Only)

8009717	Shree Balaji Fabrics (Borrower) (Prop. Shyamsunder M. Rathi) 1543/8, 1st Ganesh Building, Mool Chand Compound, Khadipar, Bhiwandi-421302 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 Also At:- 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 Chandadevi Shyamsunder Rathi (Co -Borrower - 1 & Mortgagor) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302 Pramodkumar Shyamsunder Rathi (Co-Borrower -2) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302 Shilpadevi Vinodkumar Rathi (Co -Borrower -3 & Mortgagor) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302 Vandana Pramodkumar Rathi (Co -Borrower - 4 & Mortgagor) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302 Vinodkumar Shyamsunder Rathi (Co-Borrower - 5) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302	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 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. 3) Flat No 602, 6th Floor, 'B' Wing, M.H. 507, Shradha CHSL, Behind Ajay Nagar, Kasarali Bhiwandi, Thane 421302	05.02.2025	01-07-2022 Rs.2,70,33,497.83/- (Rupees Two Crore Seventy Lakh Thirty Three Thousand Four Hundred Ninety-Seven and Eighty Three Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.79,19,200/- (Rupees Seventy Nine Lakh Nineteen Thousand Two Hundred Only)	Rs.7,91,920/- (Rupees Seven Lakh Ninety One Thousand Nine Hundred Twenty Only)
							Rs.55,86,000/- (Rupees Fifty Five Lakh Eighty Six Thousand Only)	Rs.5,58,600/- (Rupees Five Lakh Fifty Eight Thousand Six Hundred 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- YES BANK LTD WORLI	Name of Beneficiary - RB (A) AUCTION EMD COLLECTION AC	Account No. - 000189900002710	IFSC Code - YESB0000001
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- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of Rs.25,000/-. 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 04-Feb-2026 & 11-Feb-2026 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.

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 989880177 or chandrakishor.jadhav@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 : 02.02.2026
Place : Mumbai

Authorized Officer
For YES Bank Limited