



Branch Office: YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G.Centre, C.G.Road, Ahmedabad - 380 009
Branch Office: Ground Floor, Corner Square Building, Near Inox Multiplex, Race Course Circle, Baroda-390007
Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003.
Branch Office: Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot.
Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055.
CIN: L65190MH2003PLC143249, **Email:** communications@yesbank.in, **Website:** www.yesbank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 21.01.2026 for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. No.	Names of the Borrower / Co-Borrower / Guarantor	Demand Notice Amount	Reserve Price & EMD (in Rs.) & Possession Date	A.O. Name & No.
1.	M/S Jay Creation through its proprietor Mr. Harshaben Chandrabhan Bheravani (Borrower), 2. Mr. Bherwani Chandrabhan Manoharlal (Co-Borrower & Mortgagor) and 3. Mrs. Harshaben Chandrabhan Bheravani (Co-Borrower & Mortgagor)	Rs. 48,91,206.72/- as on Oct. 28, 2022	Rs. 8,41,500/- Rs. 84,150/- 02.04.2023	Mr. Harshibhai Trivedi or Email: harshibhai.trivedi@yesbank.in
Property 1: The Commercial Property namely being Shop No. 113, Block-B, Built up area admeasuring 31.68 sq. mtr., Undivided Proportionate area admeasuring 14.86 sq. mtrs. in the scheme known as 'Sukh-Shanti Complex', Old Block No. 317 paiki, Old Block No. 313 paiki 1, in the sim of Taluka: Changodar, Sub-Dist. Sanand and District Ahmedabad				
Property 2: The Commercial Property namely being Shop No. 114, Block-B, Built up area admeasuring 31.68 sq. mtr., Undivided Proportionate area admeasuring 14.86 sq. mtrs. in the scheme known as 'Sukh-Shanti Complex', Old Block No. 317 paiki, Old Block No. 313 paiki 1, in the sim of Taluka: Changodar, Sub-Dist. Sanand and District Ahmedabad				
Property 3: The Commercial Property namely being Shop No. 115, Block-B, Built up area admeasuring 42.74 sq. mtr., Undivided Proportionate area admeasuring 20.05 sq. mtrs. in the scheme known as 'Sukh-Shanti Complex', Old Block No. 317 paiki, Old Block No. 313 paiki 1, in the sim of Taluka: Changodar, Sub-Dist. Sanand and District Ahmedabad				
2.	1. M/S. Ialji Lakhamsi through its Partner (the Borrower & Mortgagor), 2. Mr. Punit Mahendrabhai Bhinde (Partner & Guarantor) and 3. Mr. Rajendraprasad Lalji Thacker (Partner & Guarantor)	Rs. 4898284.83/- as on Jan 18, 2023	Rs. 25,07,500/- Rs. 2,50,750/- 26.11.2023	Mr. Harshibhai Trivedi or Mr. 7980089138 or Email: harshibhai.trivedi@yesbank.in
Basement Godown No.1 admeasuring 133.53 Sq Mtrs (Carpet Area) and 150.03 Sq Mtrs (Built up area) situated in Shri Nayaranan Complex No.1, Bhuj Municipality Property Nos.3/462.3/290, 3/3/23 to 3/3/30, Old City Survey No 3677, City Survey Sheet No 178, City Survey Ward No 2, Village & Sub Registration District City Bhuj-District Kachh.				
3.	Reehel Pharmaceuticals Private Limited Through Its Director Viren Ramanlal Patel as the (Borrower) & Viren Ramanlal Patel as the (Co-Borrower & Mortgagor & Director) & Rekhaben Virenkumar Patel as the (Co-Borrower & Director)	Rs. 47,82,456.28/- as on 26-06-2024	Rs. 44,16,000/- Rs. 4,41,600/- 10.04.2025	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
All that pieces and parcel Commercial Property Cellar no. 2 admeasuring 137 sq. yard i.e. 114.55 sq.mtrs. built up area in the Scheme no. Known as "HARIDARSHAN COMPLEX" of Anjan owners Association lying and situated at final plot no. 106/40/2 of Town Planning Scheme no. 4 of Survey no. 40 of Moje: Mithipur Ward Mani Nagar of City Survey office Ahmedabad - 7 of District Ahmedabad.				
4.	M/S Mahavir Pharmaceuticals (the Borrower) and to all the (Partners, Mortgagor and Guarantors) i.e. 1. Mr. Kiran Vinayachandra Shah, 2. Mrs Harsha Vinayachandra Shah, 3. Mr. Rahul Vinayachandra Shah, 4. Mrs Milee Kiran Shah, 5. Mrs Khyati Rahul Shah & 6. Nemil Kiran Kumar Shah	Rs. 54,51,777.63/- as on 07-Nov-23	Rs. 28,64,500/- Rs. 2,86,450/- 22.09.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
The Residential Property namely, being Flat No. 7 on 4th Floor, Adm 111 sq Yrds, in the scheme known as 'Abhishek Apartments', of the land owner Abhishek Appartments Owner Association (Maninagar) which is situated lying and being over the N.A Land of the having F.P. No. 101, of the T. P Scheme No. 24, in the sim of the Mouje village - Rajpur - Hirpur, Taluka :- EAST, Dist:- Sub Dist: Ahmedabad - 7 (Odhav)				
5.	Nehal Pethad as the (Borrower) & Nidhika Pethad as the (Co-Borrower) & Dimple Rajnikant Pethad as the (Co-Borrower and Mortgagor) & Rajnikant Virchandrahbhai Pethad as the (Co-Borrower and Mortgagor)	Rs. 2642053.27/- as on 26-Sep-23	Rs. 19,04,000/- Rs. 1,90,400/- 20.10.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
All piece and parcel of immovable of property bearing Flat No.106 admeasuring build up 60.09 sq.mtrs and super build up area 95.32 sq.mtrs along with 3.30 sq.mtrs northern side open tarrace of Raghukul Apartment Constructed on plot no.6/A/B and 7/C/A/B of N.A land bearing survey no. 108/1, City survey no. 6077/3 in sheet no. 278 of ward no. 15 located near Khodiyar Colony on aerodrome road, Registration sub district and district Jamnagar				
6.	Lucaso Ceramic Private Ltd as (the Borrower) and to all the "Director & Guarantor & Mortgagor" i.e. 1. Jitendrabhai Ambarambhai Rangpadia, as (Guarantor and Director) 2. Ambaram Valjibhai Rangparia, as (Guarantor and Director) 3. Sarojben Jitendrabhai Rangpadia as (Guarantor) and 4. Jyotsanaben Ambaram Rangparia as (Guarantor and Mortgagor)	Rs. 4,85,32,473.70/- as on 16-Mar-24	Rs. 4,64,00,000/- Rs. 46,40,000/- 26.10.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
All the pieces and parcel of immovable property comprising of Industrial Shed constructed on N.A Land admeasuring 6083-72 Sq. Mt. of production /Shed/ Office/ Toilet, land admeasuring 581-61 Sq. Mt. of Parking, Land admeasuring 150-00 Sq. Mt of Labor Quarter/ Lavatory Block, land admeasuring 120-50 Sq. Mt. of Labor Facility Collectively admeasuring 6935-83 Sq. Mt., Land admeasuring 1460-41 Sq. Mt. of common plot, land admeasuring 4236-63 sq. Mt. of Internal Road, Land admeasuring of 4870-13 Sq. Mt. of Margin and Open Space, Collectively admeasuring 17503 Sq. Mt. lying and situated at the Revenue Survey No. 323 paiki 1 (Old Survey No. 323 paiki 1 & 323 paiki 2) of village Rangpar of Taluka and District Morbi owned by Lucaso Ceramic Pvt. Ltd. Boundaries: East : Agri Land of Survey No. 324, West : Agri Land of Survey No. 321, North : Agri Land of Survey No. 355, South : Agri Land of Survey No. 320.				
7.	Manav Traders Through its deceased proprietor Vimalkumar Pravinbhai Vaghela (Borrower) (2) Late Vimalkumar Pravinbhai Vaghela Through his all Legal Heirs 2.1. Chandrikaben Vimalbhai Vaghela, 2.2. Meet Vimalbhai Vaghela 2.3. Yashvi Vimalbhai Vaghela (Co-Borrower and Guarantor) (3) Chandrikaben Vimalbhai Vaghela (Mortgagor and Guarantor)	Rs. 67,68,497/- as on 23-Jun-24	Rs. 45,13,500/- Rs. 4,51,350/- 01.12.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
All that pieces and parcels of immovable property comprising of Residential Flat bearing No. 101 having built up area admeasuring 68-56 Sq Mtrs and Balcony area admeasuring 50-56 Sq. Mtr. together with the undivided Right in common area admeasuring 56-00 Sq. mt collectively admeasuring 175-11-65 Sq Mtr and open terrace having area admeasuring 5-57-49 Sq Mtr on the first floor of building named " Akashy Residency -3" constructed on the land admeasuring 334-44 Sq Mtr of Plot No. 4 paiki lying and Situated at Survey No. 1/3/4 of Jamnagar having City Survey No. 2802 of Sheet No. 110 of City Survey ward No. 10 Jamnagar City owned by Mrs. Chandrikaben Vimalbhai Vaghela				
8.	M/S Eagle Ceramic and Sanitary Wares Thorough its Proprietor Dhaval Rasiklal Adroja (Borrower) and to all the (Co Borrower, Mortgagor and Guarantors) i.e. Mr. Dhaval Rasiklal Adroja & Sangitaben Dhaval Adroja	Rs. 38,92,615.59/- as on 19-Jan-24	Rs. 6,71,500/- Rs. 67,150/- 06.10.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
Property 1: All the piece and parcel of the residential Flat No. B-203, admeasuring about 53.07 Square Feets i.e 50.16 square meters built up area along with undivided share in the land admeasuring about 8.71 square meters, lying and located on the 2nd floor of the "B wing" of the building known as "Maruti Residency" on NA Land bearing Survey No. 140/2/Paikee 1, Part -2, admeasuring about 2513.83 Square Meters, situated within the limits of Pardi Nagarpalika, Taluka - Pardi, Dist Valsad, Gujarat State owned by Mr. Dhavalkumar R. Adroja. East : By the Flat No. X-C/204, West: By the Flat No. X-B/204, North: By Staircase and Passage, South: By Soc internal Road.				
Property 2: All parts and Parcel of the immovable property being Residential Flat No. 901, Admeasuring about 1101.00 square feets i.e 102.32 Square Meters, Super built up area along with undivided share in the land admeasuring about 15.00 Sq meters lying and located on the 9th floor of the building known as "Sunshine Heights" constructed on NA land bearing survey No. 269/1 paikee 1, admeasuring about 2625.00 square meters, Situated at Village - Chala, within the limits of Vapi Nagarpalika, Taluka Vapi, District - Valsad, Gujarat owned by Mr. Dhavalkumar R. Adroja. East : By the Flat No. 902, West: By Staircase and Passage, North: By open space, South: By passage.				
9.	M/S Vedant Creation Through its Proprietor Mr. Sunil Ramesh Wadhvani (Borrower) 2. Mr. Sunil Ramesh Wadhvani (Mortgagor & Guarantor) 3. Mrs. Dipti Sunil Wadhvani (Guarantor)	Rs. 1,89,17,551.60/- as on 10-Aug-23	Rs. 30,17,500/- Rs. 3,01,750/- 19.05.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
Property 1: For the Immovable Property of Shop No. 224, (as per the sanction plan Shop no. 223) on the 2nd Floor of the Building Known as "Unicorn Plazzo" situated at Vesu bearing Old Revenue Survey No. 91, New Revision Survey No. 69/1, T. P Scheme No. 2 (Vesu), Old Final Plot No. 10, New Final Plot No. 7 admeasuring about 2103.00 Sq mtrs of the Village Vesu, Taluka : Majura (Surat City) Dist Surat admeasuring about 428.00 Sq Feet i.e 40.03 Sq mtrs (Carpet Area) and 41.91 Sq mtrs (Built up area) along with undivided proportionate share in the said land owned by Mr. Sunil Ramesh Wadhvani				
Property 2: For the Immovable Property of Shop No. 324, (as per the sanction plan Shop no. 323) on the 3rd Floor of the Building Known as "Unicorn Plazzo" situated at Vesu bearing Old Revenue Survey No. 91, New Revision Survey No. 69/1, T. P Scheme No. 2 (Vesu), Old Final Plot No. 10, New Final Plot No. 7 admeasuring about 2103.00 Sq mtrs of the Village Vesu, Taluka : Majura (Surat City) Dist Surat admeasuring about 428.00 Sq Feet i.e 40.03 Sq mtrs (Carpet Area) and 41.91 Sq mtrs (Built up area) along with undivided proportionate share in the said land owned by Mr. Sunil Ramesh Wadhvani.				
10.	M/S Sun Tex Through its Proprietor Mr. Ravi Nechalidas Amlani (Borrower), Mr. Ravi Nechalidas Amlani (Borrower), Mrs. Dipaben Nechalidas Amlani (Guarantor and Mortgagor)	Rs. 51,37,408.66/- as on 14-Oct-24	Rs. 27,20,000/- Rs. 2,72,000/- 06.10.2024	Mr. Harshibhai Trivedi or Mr. 8160322752 or Email: bhagirathsinh.rayjada@yesbank.in
Flat No. 504, admeasuring about 800 Sq Fts i.e 74.34 sq. mtrs on 5th floor of Building No. "C" of "Mangalpushp Apartment" together with undivided proportionate land underneath the Said Building construction on the Block A of the final Plot No. 95 of Town Planning Scheme No. 13 situated at Land bearing Revenue Survey No. 287 of Village Adajan. Taluka City District Surat Owned By Mrs. Dipaben Nechalidas Amlani				

On the Block A of the Final Plot No. 95 of Town Planning Scheme No. 13 situated at Land bearing Revenue Survey No. 287 of Village Adajan, Taluka City District Surat Owned By Mrs. Dipaben Nehaldas Amrani

11. **M/S Siddhi Vinayak Traders** through its proprietor **Aravinda Kamleshbhai Popat** ("Borrower & Mortgagor") And **2. Mr. Kamleshkumar Dayaljbhai Popat** ("Guarantor") Rs. 3,50,29,028.40/- as on Aug.08, 22 Rs.14,64,000/- Rs.1,46,400/- 16.04.2023

Property 1: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 22 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96, Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY", R.S. No. 50 paiki, & 55/2 admeasuring 9507 sq. mtrs., R.S.No.54 paiki Plot No. 2, admeasuring 42825 sq. mtrs., R.S. No. 55 +55/Paiki/1, Paiki Plot No. 4 & 5, admeasuring 721 Sq. Mtrs., R.S. No. 55-1 +55-1-paiki, Plot No. 3 & Plot No. 3-A, admeasuring 709 sq. mtrs., Total admeasuring 11365.25 sq. mtrs., Sub Plot No. 1, admeasuring 6005 Sq. Mtrs., of Village Dungi, Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 2: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 30 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96, Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY", R.S. No. 50 paiki, & 55/2 admeasuring 9507 sq. mtrs., R.S.No.54 paiki Plot No. 2, admeasuring 42825 sq. mtrs., R.S. No. 55 +55/Paiki/1, Paiki Plot No. 4 & 5, admeasuring 721 Sq. Mtrs., R.S. No. 55-1 +55-1-paiki, Plot No. 3 & Plot No. 3-A, admeasuring 709 sq. mtrs., Total admeasuring 11365.25 sq. mtrs., Sub Plot No. 1, admeasuring 6005 Sq. Mtrs., of Village Dungi, Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 3: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 31 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96, Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY", R.S. No. 50 paiki, & 55/2 admeasuring 9507 sq. mtrs., R.S.No.54 paiki Plot No. 2, admeasuring 42825 sq. mtrs., R.S. No. 55 +55/Paiki/1, Paiki Plot No. 4 & 5, admeasuring 721 Sq. Mtrs., R.S. No. 55-1 +55-1-paiki, Plot No. 3 & Plot No. 3-A, admeasuring 709 sq. mtrs., Total admeasuring 11365.25 sq. mtrs., Sub Plot No. 1, admeasuring 6005 Sq. Mtrs., of Village Dungi, Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 4: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 32 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96, Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY", R.S. No. 50 paiki, & 55/2 admeasuring 9507 sq. mtrs., R.S.No.54 paiki Plot No. 2, admeasuring 42825 sq. mtrs., R.S. No. 55 +55/Paiki/1, Paiki Plot No. 4 & 5, admeasuring 721 Sq. Mtrs., R.S. No. 55-1 +55-1-paiki, Plot No. 3 & Plot No. 3-A, admeasuring 709 sq. mtrs., Total admeasuring 11365.25 sq. mtrs., Sub Plot No. 1, admeasuring 6005 Sq. Mtrs., of Village Dungi, Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 5: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 19 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 6: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 20 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 7: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 21 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 8: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 23 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 9: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 33 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

Property 10: All that the pieces and parcels of immovable property comprising of Commercial Shop No. 34 having carpet area admeasuring about 36-80 Sq. Mt. i.e.395.96 Undivided Share of Land admeasuring 8 sq. mt. on First Floor of the Building- A in "AL-FOULEK RESIDENCY" R.S. No. 50 paiki & 55/2 admeasuring 9507 sq. mtrs. R.S.No.54 paiki Plot No. 2 admeasuring 42825 sq. mtrs. R.S. No. 55 +55/Paiki/1 Paiki Plot No. 4 & 5 admeasuring 721 Sq. Mtrs. R.S. No. 55-1 +55-1-paiki Plot No. 3 & Plot No. 3-A admeasuring 709 sq. mtrs. Total admeasuring 11365.25 sq. mtrs. Sub Plot No. 1 admeasuring 6005 Sq. Mtrs. of Village Dungi Registration District & Sub District Bharuch owned by Mrs. Aravindaben K Popat.

12. **M/S.South Gujarat Construction Company Pvt Ltd** through its Directors ("the Borrower & Mortgagor") and **Mr. Tanmay Tarafdar** (Director & Guarantor) and **Mr. Vijai Kumar** (Guarantor & Mortgagor) & **Mr. Rajeshkumar Jain** (Guarantor) Rs.3,91,54,688.52/- as on Sept. 21, 2023 Rs.88,00,000/- Rs.8,80,000/- 29.12.2024

Property 1: Office No 201 on the Second Floor (Office No 1 on the Third Floor as per Approved Plan) of the Complex known as Blue Ribbon if which the Built-Up area of te office admeasuring to 108.74 Sq Mts and Carpet Area admeasuring 103.72 Sq Mts and the undivided proportionate part in the land of the building Society road, Land admeasuring to 55.233 Sq Mts constituting of the N.A. Land bearing Revenue Survey No 531, New Re-Survey No 295, T.P.Scheme No 7 (Vesu-Magdalla), Original Plot No 48, Final Plot No 54 and 60 admeasuring 11432 Sq Mts and 840 Sq Mts of which the complex developed on Final Plot No 60 admeasuring 840 Sq Mts situated at Moje Village:Vesu, Sub District:Surat City (Majura), District:Surat and all that rights and interest over the said property Owned by M/s.South Gujarat Construction Company Pvt Ltd

Property 2: Office No 203 on the Second Floor (Office No.3 on the Third Floor as per Approved Plan) of the Complex known as Blue Ribbon of which the office Built-Up Area 56.13 Sq Mts and Carpet Area:52.70 Sq Mts and the Undivided Proportionate part in the land of the building, Society Road Admeasuring 28.11 Sq Mts, Constituting of the Non-Agriculture Land bearing Revenue Survey No 531, New Re-Survey No 295 admeasuring 15800 Sq Mts, T.P.Scheme No 7 (Vesu-Magdalla), Original Plot No 48, Final Plot No 54 and 60 admeasuring 11432 Sq Mts and 840 Sq Mts of which the complex developed on Final Plot No 60 admeasuring 840 sq Mts situated at Moje Village:Vesu, Sub District:Surat City(Majura), District:Surat and all the rights and interest over the said property Owner South Gujarat Construction Company Private Limited.

Property 3: Shop No 306 on the Third Floor of the Building known as Times Corner of which the Built-Up area of the shop admeasuring to 30.24 Sq Mts and Carpet Area admeasuring 28.80 Sq Mts and the undivided proportionate part in the land of the building, constituting of the N.A. Land bearing Old Survey No 399/2, after revision New Survey No 362/2, T.P.Scheme No 7 (Vesu-Magdalla), O.P.No15, Final Plot No 16 total land admeasuring 5650 sq Mts of which T.P Scheme No 29 (Rundh-Vesu-Magdalla), O.P.No 46/2, Final Plot No 46/2 total land admeasuring 2015 Sq Mts situated at Moje Village:Vesu, Sub District-Surat City (Majura), District-Surat and all that rights and interest over the said property Owned by M/s.South Gujarat Construction Company Pvt Ltd.

Property 4: Shop No 307 on the Third Floor of the Building known as Times Corner of which the Built-Up area of the shop admeasuring to 66.83 Sq Mts and Carpet Area admeasuring 64.32 Sq Mts and the undivided proportionate part in the land of the building, Constituting of the N.A. Land bearing Old Survey No 399/2, after revision New Survey No 362/2, T.P Scheme No 7 (Vesu-Magdalla), O.P.No15, Final Plot No 16, total land admeasuring 5650 Sq Mts of which T.P.Scheme No 29 (Rundh-Vesu-Magdalla), O.P.No 46/2, Final Plot No 46/2, Total land admeasuring 2015 Sq Mts situated at Moje Village:Vesu, Sub District:Surat City(Majura) District:Surat and all that rights and interest over the said property own by M/s.South Gujarat Construction Company Pvt Ltd

Property 5: Shop No 308 on the Third Floor of the Building known as Times Corner of which the Built-Up area of the shop admeasuring to 70.15 Sq Mts and Carpet Area admeasuring 67.45 Sq Mts and the undivided proportionate part in the land of the building, Constituting of the N.A. Land bearing Old Survey No 399/2 after revision New Survey No 362/2, T.P Scheme No 7 (Vesu-Magdalla) O.P.No 15, Final Plot No 16, total land admeasuring 5650 Sq Mts of which T.P Scheme No 29 (Rundh-Vesu-Magdalla), O.P.No 46/2, Final Plot No 46/2 total land admeasuring 2015 Sq Mts situated at Moje Village:Vesu, Sub District-Surat City (Majura), District-Surat and all that rights and interest over the said property Owned by M/s.South Gujarat Construction Company Pvt Ltd.

Property 6: Flat No 8/A, on the eighth Floor of the apartment known as Ratnra) Apartment of Final Plot No 183 total land admeasuring 1701 Sq Mts situated at Moje Village Vesu, Sub District Surat City, District-Surat and all that right and interest over the said property Owned by M/s.South Gujarat Construction Company Pvt Ltd Rs.1,00,80,000/- Rs.10,08,000/- 11.01.2025

Property 7:All that piece and parcel of the property known as Office No 104 on the First Floor of the complex known as City Shopping Centre of which the Super Built-Up Area of the Shop admeasuring 46.46 Sq Mts, Carpet Area 23.23 Sq Mts, Built-Up Area 27.876 Sq Mts and undivided proportionate part in the land of the complex, Constituting of the N.A Land bearing Revenue Survey No 192, Hissa No. B total land admeasuring 189596 Sq Mts paikee complex developed on the part of the land admeasuring 2497.49 Sq Mts situated at Moje Village:Udhna, Sub District: Surat City, District: Surat and all that right and interest over the said property Owners: South Gujarat Construction Company Private Limited Rs.20,91,000/- Rs.2,09,100/- 26.02.2025

Property 8: All that piece and parcel of the property bearing Office No 108 on the First Floor of the complex known as City Shopping Centre of which the Super Built-Up area of the Shop admeasuring 46.46 Sq Mts, Carpet Area:23.23 Sq Mts and the undivided proportionate part in the land of the complex, Constituting of the Non-Agriculture Land bearing Revenue Survey No. 192, Hissa No. B total land admeasuring 189596 Sq Mts, Paikee complex developed on the part of the land admeasuring 2497.49 Sq Mts situated at Moje Village:Udhna, Sub District:Surat City, District:Surat and all that rights and interest over the said property, Owners South Gujarat Complany Private Limited Rs.20,91,000/- Rs.2,09,100/- 26.02.2025

Property 9: All that piece and parcel of the property known as Office No 109 on the First Floor of the complex known as City Shopping Centre of which the Super Built-Up Area of the Shop admeasuring 55.76 Sq Mts, Carpet Area 27.88 Sq Mts and Office No 110 on the First Floor of the complex known as City Shopping Centre of which the Super Built-Up Area of the Shop admeasuring 111.52 Sq Mts, Carpet Area 55.76 Sq Mts the undivided proportionate part in the land of the complex, Constituting of the N.A Land bearing Revenue Survey No 192, Hissa No B Total land admeasuring 189596 Sq Mts Paikee complex developed on the par of the land admeasuring 2497.49 Sq Mts situated at Moje Village:Udhna, Sub District:Surat City, District Surat and all that right and interest over the said property owned by South Gujarat Construction Company Private Limited. Rs.70,80,000/- Rs.7,08,000/- 26.02.2025

❖ Date and time of e-auction : 21.01.2026, 11 am to 2 pm with extension of 5 minutes each ❖ Last date for submission of bid: 20.01.2026 ❖ Date of Property Inspection: 09.01.2026

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 or <https://sarfaesi.auctiontigger.net>, 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., and Officials of M/s. e-Procurement Technologies Limited (Auction Tigger) Ahmedabad, Bidder Support Numbers : 9265562821 | 9265562619 | 9265562818. Email : support@auctiontigger.net. For any further query, interested buyers may write to us on the email ID: DL_Property_Auction_Team@YESBANK.IN.

SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice of 15 days U/r. 9(1) of Security Interest (Enforcement) Rules, 2002

Date : 20.12.2025, Place : Ahmedabad, Surat, Vadodara & Rajkot

Sd/- Authorised Officer, Yes Bank Ltd

Vaibhavkumar Chaudhari on Mo. 7990800344 or Email : vaibhavkumar.chaudhari@yesbank.in