

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/ Mortgagee / 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 00614607	Mani Karbil (Borrower And Mortgagee) and Robert Sampat Karbil (Co-Borrower & Mortgagee) Both at:- Flat No. 1, Pitrucchaya Niwas, Shivanand Complex, Satavwadi Road, Hadapar, Pune 411028	Flat No. 1212, Area Admeasuring 18.49 Sq. Mtrs. (Carpet area), on 12th Floor, J Wing, Building Type 24/1, Mohan Nano Estate, Opp. Aiyappa Temple, Khojkhuntivali, Ambemath (W), Thane 421501.	15.04.2025	29th Jan, 2024 Rs.20,70,929.09/- (Rs Twenty Lakh Seventy Thousand Nine Hundred Twenty Nine and Nine Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.14,25,535/- (Rs Fourteen Lakh Twenty Five Thousand Five Hundred Thirty Five Only)	Rs.1,42,554/- (Rupees One Lakh Forty Two Thousand Five Hundred Fifty Four Only)
AFH0001 00639453	Umesh Singh(Borrower And Mortgagee) and Sadhna Nishad (Co-Borrower & Mortgagee) Both At:- Flat No. 406, Bldg No: 01, Shree Laxmi Darshan Chs, Kanakiya Road, Mira Road East, Thane 401107	Flat No. 004, Area Admeasuring 22.30 Sq. Mtrs., Ground Floor, Reliable Garden, Phase No. 2, Building No. 2, Juchandra Road, Naigaon East 401208.	07.05.2025	29th Jan, 2024 Rs. 14,67,940.75/- (Rs. Fourteen Lakh Sixty Seven Thousand Nine Hundred Forty & Seventy Five Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.13,80,400/- (Rupees Thirteen Lakh Eighty Thousand Four Hundred Only)	Rs.1,38,040/- (Rupees One Lakh Thirty Eight Thousand and Forty Only)
AFH0225 01514971	Sudeep Bakelal Agarwal (Borrower And Mortgagee) and Raju Subhash Koll (Guarantor) Both At:- Chandangan Residency, B Wing, 1501, Near Kalpataru Jewellers, Diva East, Thane 400612	Flat No. 201, 2nd Floor, Area Admeasuring 530 Sq. Ft. Built up, Shree Om Sai Co-Operative Housing Society Ltd., Kharvai, Constructed on Land bearing S No. 27, H No. 3/5/9, S No. 27, H No. 3/6/9, Village Kharvai Badlapur, Tal. Ambemath, Dist. Thane 421503	08.05.2025	20th Oct, 2023 Rs.27,23,237.28/- (Rupees Twenty Seven Lakh Twenty Three Thousand Two Hundred and Thirty Seven and Twenty Eight Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.20,65,585/- (Rupees Twenty Lakh Sixty Five Thousand Five Hundred and Eighty Five Only)	Rs.2,06,559/- (Rupees Two Lakh Six Thousand Five Hundred Fifty Nine Only)
AFH0001 01023935	Uttam Krishna Pandey (Borrower And Mortgagee) & Sarita Devi Uttam Pandey (Co-Borrower & Mortgagee) Both At:- Flat No. 105, Building No. 6, Patidar Complex, Retibandar Road, Kalher Bhiwandi, Thane 421302	Flat No. 401, Area Admeasuring 500 Sq. Ft. Carpet And 42 Sq. Ft. Open Terrace, 4th Floor, Ritu World Co-Operative Housing Society Ltd., G-Wing, Constructed On Land Bearing S No. 62, H No. 2 & 3P, S No. 64, H No.1P, Village Kharvai, Tal. Ambemath, Badlapur East, Thane 421503	14.05.2025	18th Jul, 2023 Rs. 33,46,602.32/- (Rupees Thirty Three Lakh Forty Six Thousand Six Hundred Two and Thirty Two Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.26,69,000/- (Rupees Twenty Six Lakh Sixty Nine Thousand Only)	Rs.2,66,900/- (Rupees Two Lakh Sixty Six Thousand Nine Hundred Only)
AFH0068 01565793	Parmeet Kaur Gurvinder Singh Chandok (Borrower & Mortgagee) & Gurvinder Singh Nariender Singh Chandok (Co-Borrower & Mortgagee) Both At:- Flat No.113, Laxmi Ashirwad CHS, PL 23, Sec 25, Kamathe Navi Mumbai Panvel -410 209	Flat No.1003, 10th Floor, Wing A, Casa Azzurra, Near Jain Mandir, Palava Lakeshore, Taloja Bypass Road, Khonigaon, Dombivali East Thane -421 204	18.06.2025	21st May, 2024 Rs.31,00,147.46 /- (Rupees Thirty One Lakhs One Hundred Forty Seven and Paise Forty Six Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.22,92,450/- (Rupees Twenty Two Lakh Ninety Two Thousand Four Hundred Fifty Only)	Rs.2,29,245/- (Rs Two Lakh Twenty Nine Thousand Two Hundred and Forty Five Only)

AFH0068 00982920	Mr. Abdhesh Kumar Jha (Borrower & Mortgagor) and Mrs. Chandani Abdhesh Jha (Co-Borrower & Mortgagor), Both At: - Room No. 301, Shree Badri Vishal Bhawan, Vikas Nagar, Virar East 401305	Flat No. 104, Area Admeasuring 46.46 Sq. Mtrs. Builtup, 1st Floor, Wing A, Building No. 2, Sector 9, Dream City, Shirgaon Road, Boisar (E) 401501	18.06.2025	22nd Feb, 2024 Rs.19,63,747.37/- (Rs Nineteen Lakh Sixty Three Thousand Seven Hundred Forty Seven and Thirty Seven Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.10,88,000/- (Rupees Ten Lakh Eighty Eight Thousand Only)	Rs.1,08,800/- (Rupees One Lakh Eight Thousand Eight Hundred Only)
AFH0001 00568073	Sanjay Ramachal Gupta (Borrower & Mortgagor) and Neelam Sanjay Gupta (Co-Borrower & Mortgagor), Both At: -Room No. 303, Shivaji Nagar, Disajawadi, Wagle Estate, Thane 400604	Flat No. G-1, Area Admeasuring 500 Sq. Ft. i.e. 46.46 Sq. Mtrs., Ground Floor, Building No. 5, Project Known as Dream City, Sector No. 5, Village Boisar, Tal. & Dist. Palghar 401501	11.06.2025	20th Aug, 2024 Rs.13,39,984.84/- (Rs Thirteen Lakh Thirty Nine Thousand Nine Hundred Eighty Four and Eighty Four Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.10,88,000/- (Rupees Ten Lakh Eighty Eight Thousand Only)	Rs.1,08,800/- (Rupees One Lakh Eight Thousand Eight Hundred Only)
AFH0001 00648268	Mr. Balistar Sah (Borrower & Mortgagor) and Mrs. Lilawati Balistar Sah (Co-Borrower & Mortgagor) Both At: - Mohammad Najeeb Chawl, Gaondevi Raod, Poisa Kajupada, Kandivall East, Mumbai 400101	Flat No. 102, Area Admeasuring 525 Sq. Ft. i.e 48.79 Sq. Mtrs. Built up Wing -B, Building No. 4, Sector 7, Dream City, Shirgaon Road, Boisar (East) 401501	20.06.2025	20th Apr, 2024 Rs.18,74,345.40/- (Rs. Eighteen Lakh Seventy Four Thousand Three Hundred Forty Five & Forty Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.11,42,400/- (Rupees Eleven Lakh Forty Two Thousand Four Hundred Only)	Rs.1,14,240/- (Rs. One Lakh Fourteen Thousand Two Hundred and Forty Only)
AFH0068 01051866	Kiran N. Chakurkar (Borrower & Mortgagor) and Kanta Narayan Chakurkar (Co-Borrower) Both At: - Room No.3, Vijayniwas, Redji Chawl Soc, TP Road, Shivaji Nagar, Bhandup West 400078	Flat No. 201, Building Fontana Wing A, Palava Phase II, Dombivili E, Taluka Kalyan, Dist- Thane 421203 along with One Car Parking	26.06.2025	21st May, 2024 Rs.38,91,029.88/- (Rs Thirty-Eight Lakhs Ninety-One Thousand Twenty-Nine and Paise Eighty Eight Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.33,86,910/- (Rs Thirty Three lakh Eighty Six Thousand Nine Hundred and Ten Only)	Rs.3,38,691/- (Rs Three Lakh Thirty Eight Thousand Six Hundred Ninety One Only)
AFH0025 01028912	Aniket Shivaji Nanaware (Borrower & Mortgagor) Shivaji Tanaji Nanaware (Co-Borrower & Mortgagor) Sunita Shivaji Nanaware (Co-Borrower & Mortgagor), Both At: - Flat No 404, Popular Arcade, Opp Datta Nagari, Boradpada Road, Badlapur Gaon, Badlapur West 421503	Flat No 611 & Flat No. 612, 6th Floor, B Wing, Shree Ganesh Symphony, Near Chintamani Chowk, Badlapur Gaon, Badlapur West - 421503 Taluka -Ambernath and Dist. Thane	11.07.2025	29th Dec, 2022 Rs.27,92,465/- (Rs Twenty Seven Lakhs Ninety Two Thousand Four Hundred Sixty Five Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.23,45,150/- (Rs. Twenty Three Lakh Forty Five Thousand One Hundred & Fifty Only)	Rs.2,34,515/- (Rupees Two Lakh Thirty Four Thousand Five Hundred Fifteen Only)
AFH0001 00635617	Vithoba Tukaram Bait (Borrower & Mortgagor) and Vandana Tukaram Bait (Co-Borrower 1) Both At: - Room No. 35, Sai Siddhi Chawl, Janshakti Nagar, Malpada Dongari No. 02, Chakala Mide, Jijamata Road, Andheri East 400093	Mortgage Property Address: Flat No. 117, Area Admeasuring 22.11 Sq. Mtrs. Carpet. 1st Floor, E Wing, Vrindavan City Complex, Building No. 08, Situated at Kurgaon, Boisar owned by Vithoba Tukaram Bait	30.05.2025	20th Aug, 2024 Rs.8,78,944.96/- (Rs Eight Lakh Seventy Eight Thousand Nine Hundred Forty Four & Ninety Six Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.8,84,400/- (Rupees Eight Lakh Eighty Four Thousand Four Hundred Only)	Rs.88,440/- (Rupees Eight Thousand Four Hundred and Forty Only)
AFH0068 00695199	Devprakash Gupta (Borrower & Mortgagor) and Pooja D. Gupta (Co-Borrower) Both At:- House No.557, MIDC Shramik Nagar, Khairane, Thane Belapur Road, Navi Mumbai - 400 709.	Mortgage Property Address: Flat No.410, 4th Floor, Vrindavan City - E wing, (As per Plan Bldg. No.8 Type C2) Village Kurgaon, Boisar 401501	30.05.2025	21st May, 2024 Rs.8,85,664.29/- (Rs Eight Lakhs Eighty Five Thousand Six Hundred Sixty Four & Paise Twenty Nine Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.8,84,400/- (Rupees Eight Lakh Eighty Four Thousand Four Hundred Only)	Rs.88,440/- (Rupees Eighty Eight Thousand Four Hundred and Forty Only)
AFH0068 00680444	Rajesh Deviprasad Gupta (Borrower & Mortgagor) & Phulkumari Rajesh Gupta (Co-Borrower & Mortgagor) Both At:- House No. 1536, Sharmik Nagar, Mide Khairne Mhape, Koparkhairane 400710	Mortgage Property Address: Flat No. 409, Area admeasuring 22.11 Sq. Mtrs., Wing E, 4th Floor, Vrindavan City Complex, Building No. 8, Type C-2 Kurgaon, Boisar Palghar 401501	30.05.2025	20th Mar, 2024 Rs.8,98,124.32/- (Rs Eight Lakh Ninety Eight Thousand One Hundred Twenty Four and Thirty Two Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.8,84,400/- (Rupees Eight Lakh Eighty Four Thousand Four Hundred Only)	Rs.88,440/- (Rupees Eighty Eight Thousand Four Hundred and Forty Only)
AFH0068 00929617 & AFH0068 00929365	Anil Janardhan Ghutukade (Borrower and Mortgagor) & Sangita Anil Ghutukade (Co-Borrower) Both At:- Room No. 2, H No. 230, Aniruddha Dham, Opposite Raigad Buidling, Tapovan Umelman Gaon, Manikpur Vasai West 401202.	Flat No. 401, Area admeasuring 31.598 Sq. Mtrs. Carpet, 4th Floor, Moreshwar Heights, Survey No. 245, Hissa No. 1,2 & 3, Village Bolinj, Virar West, Palghar 401303	08.05.2025	20th Oct, 2023 Rs. 27,92,630.25/- (Rs Twenty Seven Lakh Ninety Two Thousand Six Hundred Thirty and Twenty Five Paise Only)	19.02.2026 Till 4 pm	20.02.2026 Time 11 am to 2 pm	Rs.21,19,900/- (Rupees Twenty One Lakh Nineteen Thousand Nine Hundred Only)	Rs.2,11,990/- (Rupees Two Lakh Eleven Thousand Nine Hundred and Ninety 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. - 00018990002710	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.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 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.
- or 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 9898980177 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 (B) 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 / GUARANTOR / 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