

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, Guarantors 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 **23.01.2021**, for recovery of **Rs. 1,99,92,502.78/-** due on 02/02/2019 subject to further interest and charges at contracted rate, due to the Secured Creditor from **M/s. Divya Sales through its Proprietor Mr. Kemyuz R Sarang (Borrower), Mr. Kemyuz R Sarang (Mortgagor & Guarantor No. 1) and Mrs. Dharmishtha Rasikbhai Sarang (Mortgagor & Guarantor No. 2).**

Names of the Borrowers / Co-Borrowers / Guarantors / Mortgagors	Amount outstanding (as on February 02, 2019)	
1. M/s. Divya Sales through its Proprietor Mr. Kemyuz R Sarang (Borrower) 2. Mr. Kemyuz R Sarang (Mortgagor & Guarantor No. 1) 3. Mrs. Dharmishtha Rasikbhai Sarang (Mortgagor & Guarantor No. 2)	Rs. 1,99,92,502.78/- (One Crore Ninety Nine Laks Ninety Two Thousand Five Hundred Two and Seventy Eight Paise only)	
Description of property	Reserve Price	EMD
Flat No. 101, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 102, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 103, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 6,00,000/-	Rs. 60,000/-
Flat No. 104, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 105, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 106, 1st Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 5,60,000/-	Rs. 56,000/-
Flat No. 301, 3rd Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 302, 3rd Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 303, 3rd Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 6,00,000/-	Rs. 60,000/-
Flat No. 306, 3rd Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 5,60,000/-	Rs. 56,000/-
Flat No. 401, 4th Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-
Flat No. 402, 4th Floor, of the building "Deep Complex" at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch.	Rs. 7,00,000/-	Rs. 70,000/-

Above said all properties situated at building "Deep Complex" Constitution the Land bearing Survey No. 210, its Plot No. 154, 155, 156, 157, 158, 159 for commercial and residential purpose NA land situated at Moje Village Jolwa, Tal. Wagra, Dist. Bharuch. Together with the undivided proportionate share in the underneath Land.

- ❖ **Date and Time of e-Auction : 23.01.2021, 11.00 am to 2.00 pm with extension of 5 minutes each**
- ❖ **Last Date for Submission of Bid : 21.01.2021, up to 4.00 pm**
- ❖ **Inspection Date of Property : 18.01.2021, from 11 am to 2 pm**

TERMS AND CONDITIONS :-

- ❖ Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of YES Bank Ltd. at 1st Floor, Orbit Tower, OppKrushi Bazar, Near Sahara Darwaja, Surat-395002, on any working day.
- ❖ Sealed tenders (in the prescribed tender documents/ e-bidding catalogue only) along with 10% of the Reserve Price amount towards earnest money deposit (EMD) should be deposited in the office YES Bank Ltd. at YES Bank Ltd. at 1st Floor, Orbit Tower, Opp. Krushi Bazar, Near Sahara Darwaja, Surat-395002, on or before date mentioned above. Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of "YES BANK LTD." payable at par at Surat. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned hereinabove column.
- Documents : along with tender documents / e-bidding catalogue the tenders should also attached copy of his / her photo identity proof such as copy of the passport. Election commission card, Aadhar Card, driving license, copy of pan card issued by Income tax department etc. Please note that proof of documents countersigned by the tenderer/ offerer, herself / himself also needs to be provided.
- ❖ The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of 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.
- ❖ Upon Receipt of The Necessary Documents as mentioned above within the stipulated Date and Time, password/user id will be provided by M/s. e-Procurement Technologies Limited to Eligible Tenderers / Prospective Purchasers to participate in the Online Auction at <https://sarfaesi.auctiontiger.net>. Necessary trainings will be provided by M/s. e-Procurement Technologies Limited for this purpose.
- ❖ The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are:
 A) e-Procurement Technologies Limited (Auction Tiger) is assisting The Authorized Officer in conducting the Online Auction.
 B) Detailed Terms and Condition for Participating in the Online Auction, Format, Application, Declaration, etc, can be Downloaded From Website <https://sarfaesi.auctiontiger.net>
- ❖ The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) within 48 hours of the closure of the e-auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 days of confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the Bank shall forfeit amounts already paid/deposited by the purchaser.
- ❖ The EMD of the unsuccessful bidder will be returned on the closure of the E-auction proceedings within 3 working days
- ❖ The sale is subject to confirmation by the Bank. If the Borrower/Guarantor pays the amount due to the bank in full before date of sale, no sale will be concluded.
- ❖ To the best of knowledge and information of the AO, no other encumbrance exist on the mortgaged property, however the prospective tenderers are advised to do their own due diligence in this regard. The AO shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect to the aforesaid mortgaged property.
- ❖ Inspection of the aforesaid property can be done on **January 18, 2021 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.
- ❖ On compliance of terms of sale, Authorized Officer shall issue 'Certificate of Sale' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT/GST etc. to be borne by the purchaser.
- ❖ The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
- ❖ For details terms and conditions of the sale, please refer to the link <http://10.0.49.5/about-us/media/auction-property> provided in website of Yes Bank Ltd. 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., Mr. Nitesh Jain on 99789 07500 or Email : nitesh.jain3@yesbank.in** and Officials of **M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : 9265562821, 079 - 61200594 / 598 / 568 / 587 / 538, Email : gujarat@auctiontiger.net and chintan.bhatt@auctiontiger.net.**

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed 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.

SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice to the Obligants to pay the same within 30 days from the date of publication. Sd/-
Date : 04.12.2020, Place : Surat **Authorised Officer, Yes Bank Limited**