

E-Auction Sale notice for sale of immovable assets under the Securitization 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 borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the **Yes Bank Ltd.** ("The Secured Creditor"), the **Physical Possession** whereof has been taken by the Authorized offices of the secured creditor, will be sold by way of e-auction on "As is where is", "As is what is", and "Whatever there is" and "No recourse" basis on **October 22, 2020** for recovery of **Rs. 2,13,20,173.08 (Rupees Two Crore Thirteen Lakh Twenty Thousand One Hundred Seventy Three and Eight Paise Only)** as on July 17, 2020 together with further interests, costs, charges and expenses thereon with effect from July 18, 2020 due to the secured creditor from **M/s. Drona & Jigar Enterprises Private Limited through its Directors, Mortgagor & Guarantors Mr. Nirav Mehta, Mr. Punamchand Mehta, Mrs. Trupti Mehta and Mr. Drona Mehta.** The detail regarding the description of properties, reserve price (below which the properties will not be sold) and the earnest money deposit are more particularly stated in the table below.

Properties Description	Date of Possession	Date of Demand Notice and amount	Reserve Price & EMD	Amount Due as on July 17, 2020 (Rs.)
Office No. 201, 2 nd Floor, Adm. 871 Sq.Ft. located in "Parshwa Complex", in Plot No. 1 & 2 of Tarun Co-Op. Housing Society Ltd. in sim of Village - Subhanpura, District and Sub District - Vadodara, Revenue Survey No. 9/1 & 9/2, Final Plot No. 276 & 277, T.P Scheme No. 2.	July 20, 2020	December 21, 2018 Rs. 2,20,56,055.21 (Rupees Two Crore Twenty lakh Fifty Six thousand Fifty Five Rupees and Twenty one paise only)	Rs. 24,38,800/- ----- EMD Rs. 2,43,880/-	Rs. 2,13,20,173.08 (Rupees Two Crore Thirteen Lakh Twenty Thousand One Hundred Seventy Three and Eight Paise only)
Flat No. G-8 (Ground Floor) Admeasuring 70 Sq.mtr. situated at "Mehul Co-operative Housing Society Ltd. Vibhag-2, Revenue Survey No. 157, and Final Plot No. 468 of T.P Scheme No. 2 in sim of Village - Subhanpura, District - Vadodara.	August 25, 2020	Date of E-Auction & Time: October 22, 2020 11:00 AM to 2:00PM	Rs. 11,13,600/- ----- EMD Rs. 1,11,360/-	
Flat No. F-8, Admeasuring 150 sq.mtr. along with all the structure constructed thereon in "Mehul Co-Operative Housing Society Ltd. Vibhag - 2, Revenue Survey No. 157 and Final Plot No. 468 of T.P Scheme No. 2 in sim of Village - Subhanpura, District - Vadodara.	August 25, 2020		Rs. 21,44,000/- ----- EMD Rs. 2,14,400/-	

TERMS AND CONDITION OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:

Inspection of the properties : Interested parties may inspect the properties on **October 15, 2020 between 10:30 AM to 4:00 PM.**

Last date and time of submitting EMD: October 21, 2020 up to 5:00 PM.

The Auction Sale will be "Online E-Auction / Bidding" through YBL's approved service provider, **M/s. E- Procurement Technologies Limited** having its **Office at B-704-705, Wall Street -II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Gujarat, help line nos. 9978591888 Chintan Bhatt, and also help line mail id gujarat@auctiontiger.net, at the web portal <https://sarfaesi.auctiontiger.net> / also on Auction tiger Mobile App.**

The auction sale will be hold on **October 22, 2020 between 11:00 AM to 2:00 PM** with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time.

The Bid price to be submitted shall be above the reserve price fixed by the Authorized Officer ("AO") and bidder shall further improve their offer in multiple of **Rs. 10,000/- (Rupees Ten Thousand Only).**

The properties will not be sold below the reserve price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.

The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, sailing which the bank shall forfeit amounts already paid/deposited by the purchaser.

Bidders are advised to visit the said website www.yesbank.in for Bid forms and detailed terms and condition of the sale before submitting their bids and participating in the proceedings.

Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.

All Bid forms shall be accompanied by copies of following KYC documents viz (i) PAN card (ii) Aadhar card/passport (iii) Current Address proof (iv) valid e-mail Id (v) Contact number/s (mobile/landline), etc. Scanned copies of said documents shall be submitted to the email Id stated above. Earnest money Deposit (EMD) as mentioned against each property described in the accompanying Sale Notice shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of the following account before submitting the bids online:-

Particulars	Details
Name of Bank & Branch	YES Bank Ltd. BB CAD Ahmedabad Internal Account 102/103, CG Centre, CG Road, Ahmedabad - 380009
Name of Beneficiary	Yes Bank Ltd. BB CAD Ahmedabad Internal Account
Account No.	00078990000149 IFSC Code : YESB0000007 - CG Road, Ahmedabad

The intending bidder should submit a proof of deposit of EMD to the bank in a format as may be acceptable to the Bank.

The Bidders should hold the valid e-mail id as all the relevant information from secured creditor/the service provider may be conveyed through email only.

Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction.

However, neither the Authorized Officer nor the secured creditor or service provider shall be responsible for any technical lapses/power failure, etc.

The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings.

The sale is subject to confirmation by the Bank. If the borrower/guarantors(s)/security provider(s) pay the entire amount due to the secured creditor before the appointed date and time of e-auction, no sale will be conducted.

To the best of knowledge and information of OA, no other encumbrances exist on the aforesaid properties, however prospective tenders are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances, etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government and anybody in respect to the aforesaid mortgage property. The properties are being sold with all the existing and future encumbrances whether known or unknown to the secured creditor.

The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reason thereof.

On compliance of terms of sale, AO shall issue a 'certificate of sale' in favor of the purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, GST etc. shall be borne by the purchaser.

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

For any further information on the auction, including inspection of the properties, the intended tenders may contact **Mr. Nikhilkumar Vyas** on **+91 92275 04011 between 10:30 AM to 5:30 PM** on all working days.

SALE NOTICE TO BORROWER / GUARANTORS / MORTGAGORS

The above shall be treated as Notice to the Obligants to pay the same within 30 days from the date of publication.

Date : September 17, 2020,

Place : Vadodara

(Authorized Officer)

Yes Bank Limited