

To,

- 1) Vishwajeet Yonathan Mitre
1A, Sai Sahkari Gruh Rachana Maryadit,
Sr. No 4/4A, Opp Abane Hospital,
Gadital Hadapsar, Pune- 411028

Also at:

ANS Solutions Bilding Avenue, Office No. 4B, 4th floor
Sr. No.106A/9B,Pune Solapur Road, Nr. Shankar Math,
Hadpsar Taluka Haveli, Pune-411028

- 2) Pallavi Vishwajeet Mitre
1A, Sai Sahkari Gruh Rachana Maryadit,
Sr. No 4/4A, Opp Abane Hospital,
Gadital Hadapsar, Pune- 411028

Also at:

ANS Solutions Bilding Avenue, Office No. 4B, 4th floor
Sr. No.106A/9B,Pune Solapur Road, Nr. Shankar Math,
Hadpsar Taluka Haveli, Pune-411028

E-AUCTION SALE NOTICE

Under Rule 9(1) read with Rule 8(6) of SARFAESI Rules

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" and "AS IS WHAT IS BASIS" without recourse under rules 8 & 9 of the said Act, through Public Auction (E-Auction).

We refer to your letters dated 18.01.2021 & 19.01.2021 to which we state as under: -

The said property was put up for auction on 11.09.2020, however successful bidder failed to comply, hence auction was not materialized. Hence, we were constrained to put the mortgaged property again for auction.

Subsequently, the said property was put up for auction on 13.01.2021 by duly serving 15 days' notice, to you and making paper publication on 24.12.2020 in local newspaper publications (English+ Vernacular). But you preferred to move Hon'ble DRT, Pune for stay the auction process. The matter was listed on 13.01.2021 through V.C.. In view of the order of Hon'ble DRT, Pune in S.A. 02/2021, you were directed to pay Rs. 10,00,000/- (Rs. Ten Lakhs Only) and cost of Paper Publication within a week to Yes Bank Ltd. and were asked to approach for settlement. But you have miserably failed to comply with the order of Hon'ble DRT, Pune and failed to pay Rs. 10,00,000/- (Rs. Ten Lakhs Only) within the stipulated period and thereby you have miserably failed to comply the direction of Hon'ble DRT. In view of you failed to comply the directions given by Hon'ble DRT, Pune, we are constrained

to put the property for public auction on 24.02.2021 As you had admitted that you have one interested purchaser to buy the mortgaged property before Hon'ble DRT, Pune, we request you to ask the potential purchaser to participate in the public auction.

Name of Borrower/ Guarantor (s) / security provider/s	Description of Property	Date of Physical Possession	Date of Demand and Notice	Last Date for submission of BID	Date & Time of E-Auction	Reserve Price (Rs)	Earnest Money Deposit (Rs.)	Amount Due as on 16.7.2016 as per Sec.13(2) Notice:
Mr. Vishwajeet Yonathan Mitre (the Borrower & Mortgagor) and Mrs. Pallavi Vishwajeet Mitre (" the Co-borrower ")	Flat No. 1, Ground Floor, Shri Sai Co-Operative Housing Society Ltd., CTS No. 1115, Sr. No. 4A/4A+1+2, Village: Hadapsar, Taluka: Haveli, Dist: Pune-411028, Built Up Area 1179 Sq Ft. (The Property is located within limit of Pune Municipal Corporation)	14.2.2019	16.7.2016	22 nd February 2021	24th - February 2021, 11 am to 2 pm with extension of 5 minutes each	Rs. (51,00,000/-) (Rs Fifty One Lakhs Only)	Rs. 5,10,000/- (Rs. Five Lacks Ten Thousand and Only)	Rs. 47,67,009 /- Rupees Forty Seven Lacs, Sixty Seven Thousand Nine Rupees Only .

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 Plot No.69/4, 1st Floor, Mutha Symphony Bldg., Law Collage Road, Erandwane, Pune 411004 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., Authorised Officer, at Plot No.69/4, 1st Floor, Mutha Symphony Bldg., Law Collage Road, Erandwane, Pune 411004** 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. 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 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.
- 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, Bid Form, 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 exists 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 the scheduled day informed as above 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.
- Please note that under Section 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 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.
- 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.
- Please Contact Concerned Officials of YES BANK LTD., Mr. Ashish Gosewade on 8828225151 or Email : ashish.gosewade@yesbank.in and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers : Mr. Akash Karhe on (M) +91 : 9833398547 , e-mail) : maharashtra@Auctiontiger.net & Phone : 079 61200 594 / 598 / 559/ 587 / 554] website <https://sarfaesi.auctiontiger.net>
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SALE NOTICE TO BORROWER/GAURANTORS

The above shall be treated as Notice to the borrowers and mortgagors to pay the same within 15 days from this notice.

Date: 02-February-2021

Place: Pune (Maharashtra)

(Authorized Officer)
YES BANK Limited