

**YES BANK LIMITED****Regd.Off:** Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai-400055**Branch Office:** Level 4 & 5, Max Towers, Sec-16, Noida-201301**website:** [www.yesbank.in](http://www.yesbank.in)

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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized 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 **October 27<sup>th</sup>, 2025**, for recovery of amount mentioned below, subject to further interest and charges at contracted rate, due to the Secured Creditor from Borrower (s) and Guarantor (s). Inspection of the mentioned property can be done on **16<sup>th</sup> October, 2025 from 11:00 am to 02.00 pm** by the interested parties/ tenderer after seeking prior appointment with Authorized Officer.

<b>Name of Borrower/ Guarantor (s) / security provider/s</b>	<b>(1) M/s Associated Steel, through its proprietor Mr. Neeraj Khandelwal (Borrower); (2) Mr. Neeraj Khandelwal s/o Dr. R.S. Khandelwal (Guarantor &amp; Mortgagor"); (3) Mrs. Meena Khandelwal w/o Neeraj Khandelwal (Guarantor &amp; Mortgagor)</b>
<b>Amount Due as on 07-July-2024</b>	<b>Rs. 2,76,41,500.16/- (Rupees Two Crore Seventy Six Lakh Forty One Thousand Five Hundred and Paise Sixteen Only)</b>
<b>Description of Property</b>	Entire Second floor without roof right Property bearing no. 82, Block A-1, Area Admeasuring 167.22 Sqr Mtr. (200 Sqr Yrd) Situated in Paschim Vihar, New Delhi-110063  <b>Bounded As:</b> East: Property No. A-1/83. West: Property No. A-1/81. South: Service Lane 15 Feet North: Road
<b>Reserve Price (Rs)</b>	<b>Rs. 2,74,25,250/- (Rupees Two Crore Seventy-Four Lakh Twenty Five Thousand Two Hundred and Fifty Only)</b>
<b>Earnest Money Deposit (Rs.)</b>	<b>Rs. 27,42,525/- (Rupees Twenty-Seven Lakh Forty-Two Thousand Five Hundred and Twenty Five only)</b>
<b>Date of Physical Possession:</b> 08-Aug-2025 <b>Date of Demand Notice:</b> 10-July-2024	
<b>Last Date for submission of BID</b>	October 24, 2025, till 5:00 pm
<b>Dates &amp; Time of E-Auction</b>	October 27, 2025 11:00 am to 2:00 pm with extensions of 5 minutes each

**Terms and Conditions:**

- The Auction Sale will be an Online E-Auction/Bidding through YBL's approved Service Provider M/s E- Procurement Technologies Limited. Please Contact Concerned Officials of YES BANK

LTD., Mr. Pradeep Kumar on +919810711126 or Email : pradeep.kumar36@yesbank.in and officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Web Portal Address <https://sarfaesi.auctiontiger.net> Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079-68136880/68136837. E-mail: support@auctiontiger.net and ramprasad@auctiontiger.net. Contact person: Ram Sharma -9978591888

- Bidders are advised to go through the website for 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 procedure only in the prescribed formats with relevant details.  
Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to credit of following account before submitting the bids online: -

Details	
Name of Bank & Branch	Yes, Bank Limited WORLI
Name of Beneficiary	YES BANK LIMITED EMD COLLECTION ACCOUNT
Account No	000189900002710
IFSC Code	YESB0000001

- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of **Rs.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:
  - e-Procurement Technologies Limited (Auction Tiger) is assisting The Authorized Officer in conducting the Online Auction.
  - 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 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 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.
- The sale is subject to confirmation by the Bank. If the Borrower/Guarantor pays the amount due to the bank in full before the publication of auction/sale notice, no sale will be conducted as per Sec.13(8) of SARFAESI Act

- 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 **16<sup>th</sup> October, 2025 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 <https://www.yesbank.in/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. Pradeep Kumar on +919810711126 or Email : pradeep.kumar36@yesbank.in and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Web Portal Address <https://sarfaesi.auctiontiger.net> Bidder Support Numbers: +91 9265562821/18 & 9978591888, 079-68136880/68136837. E-mail: support@auctiontiger.net and ramprasad@auctiontiger.net. Contact person: Ram Sharma -9978591888

### SALE NOTICE TO BORROWER/GAURANTORS

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

Date: 27.09.2025

Place: Delhi

Sd/-  
(Authorized Officer)  
YES BANK Limited