

## **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E- auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("**Rules**").

Notice is hereby given to the public in general and in particular to M/s Beevee Enterprises (Borrower); Ms. Reeta Brijbhushan Agarwal (Guarantor and Mortgagor); Mr. Brijbhushan Ramprakash Agarwal (Guarantor and Mortgagor); Mr. Tarun Brijbhushan Agarwal (Guarantor and Mortgagor) are collectively referred to as "**Obligors**"), that the below described immovable properties in the **Annexure** mortgaged/charged mentioned to the Secured Creditor i.e., YES BANK Limited ("**Bank**"), the constructive possession of which has been taken by the Authorized Officer of the Bank under the provisions of sub-section (4) of Section 13 of the SARFAESI Act r/w the Rules on July 28, 2025, will be sold on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**" and "**WITHOUT RECOURSE BASIS**" on February 24 , 2026 , for recovery of **Rs.3,10,92,767.28/- (Rupees Three Crore Ten Lakh Ninety Two Thousand Seven Hundred Sixty Seven & Twenty Eight Paise Only) as on 30<sup>th</sup> April 2025** , along with further interest, charges etc. due to the Bank and existing or any other expenses, costs etc. incurred as on date and in future by the Bank from the Obligors till the date of payment / realization.

The details of the Obligors/Secured Assets/ Dues/Reserve Price/e-auction Date & Time, EMD and Bid Increase Amount are mentioned below.

<b>Name of Obligors</b>	(i) M/s Beevee Enterprises (Borrower)  (ii) Ms. Reeta Brijbhushan Agarwal (Guarantor and Mortgagor)  (iii) Mr. Brijbhushan Ramprakash Agarwal (Guarantor and Mortgagor)  (iv) Mr. Tarun Brijbhushan Agarwal (Guarantor and Mortgagor)
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## DETAILED SALE NOTICE WITH TERMS & CONDITIONS

<b>Detailed Description of the ("Property / Secured Asset")</b>	<p><b><u>Property No I:-</u></b></p> <p>Equitable Mortgage of the Office No. 205, Admeasuring 249 Sq. Feet Carpet area i.e. equivalent to 23.14 Sq. Mtrs, 2<sup>nd</sup> floor, C Wing, Crystal Plaza Premises Co-Operative Society Limited, Bearing CTS NO. 613/614 and 650/1, Plot No. B-4 and B-5, New Link Road, Andheri West, Mumbai – 400 053 owned by Reeta Brijbhushan Agarwal and Tarun Brijbhushan Agarwal.</p> <p>As per Index – II:- Area 27.76 Sq. Mtrs.</p> <p><b><u>Property No II:-</u></b></p> <p>Equitable Mortgage of the Office No.206, Admeasuring 249 Sq. Feet Carpet area i.e. equivalent to 23.14 Sq. Mtrs, 2<sup>nd</sup> floor, C Wing, Crystal Plaza Premises Co-Operative Society Limited, Bearing CTS NO. 613/614 and 650/1, Plot No. B-4 and B-5, New Link Road, Andheri West, Mumbai – 400 053 owned by Brijbhushan Ramprakash Agarwal and Tarun Brijbhushan Agarwal.</p> <p>As per Index – II: - Area 27.76 Sq. Mtrs.</p>				
<b>Total Dues</b>	Rs.3,10,92,767.28/- (Rupees Three Crore Ten Lakh Ninety-Two Thousand Seven Hundred Sixty-Seven & Twenty-Eight Paise Only) as on 30 <sup>th</sup> April 2025				
<b>Earnest Money Deposit ("EMD") and Reserve Price ("RP") deatils</b>	<b>Sr. No</b>	<b>Description of Immovable Properties</b>	<b>Earnest Money Deposit (Rs)</b>	<b>Reserve Price (Rs)</b>	
	<b>1</b>	<p><b><u>Property No I:-</u></b></p> <p>Equitable Mortgage of the Office No. 205, Admeasuring 249 Sq. Feet Carpet area i.e. equivalent to 23.14 Sq. Mtrs, 2<sup>nd</sup> floor, C Wing, Crystal Plaza Premises Co-Operative Society Limited, Bearing CTS NO. 613/614 and 650/1, Plot No. B-4 and B-5, New Link Road, Andheri West, Mumbai – 400 053 owned by Reeta Brijbhushan Agarwal and Tarun Brijbhushan Agarwal.</p> <p>As per Index – II:- Area 27.76 Sq. Mtrs.</p>	<p style="text-align: center;"><b>22,72,400</b></p>	<p style="text-align: center;"><b>2,27,24,000</b></p>	

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	<p><b>2</b></p> <p><b><u>Property No II:-</u></b></p> <p>Equitable Mortgage of the Office No.206, Admeasuring 249 Sq. Feet Carpet area i.e. equivalent to 23.14 Sq. Mtrs, 2<sup>nd</sup> floor, C Wing, Crystal Plaza Premises Co-Operative Society Limited, Bearing CTS NO. 613/614 and 650/1, Plot No. B-4 and B-5, New Link Road, Andheri West, Mumbai - 400 053 owned by Brijbhushan Ramprakash Agarwal and Tarun Brijbhushan Agarwal.</p> <p>As per Index - II:- Area 27.76 Sq. Mtrs.</p>			
<b>Note - Both the properties will be sold together only.</b>				
<b>Last Date for submission of EMD</b>	February 24, 2026			
<b>Date &amp; Time of E-Auction</b>	February 25, 2026			

Interested parties are requested to note the following terms and conditions for the e-auction as follows: -

1. The E-Auction shall be conducted only through "Online Electronic Bidding" through website <https://sarfaesi.auctiontiger.net> on February 25, 2026 from 11.00 AM to 01.00 PM with unlimited extensions of 5 minutes duration each.
2. For any information, the intended bidders may contact Mr. Mohit Inamdar on +91-9967716618, [mohit.inamdar@yes.bank.in](mailto:mohit.inamdar@yes.bank.in) and Mr. Abhishek Agarwal on +91-9460809492, [abhishek.agarwal8@yes.bank.in](mailto:abhishek.agarwal8@yes.bank.in), during office working hours.

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3. The intending bidders are advised to go through the Bank's website i.e. <https://www.yesbank.in/about-us/media/auction-property> and are required to participate in the e-auction process at Service Provider's website <https://sarfaesi.auctiontiger.net>. The intending bidders of e-auction may download bid forms, copies of the terms & conditions of e-auction, help manual on operational part of e-auction from <https://sarfaesi.auctiontiger.net>.
4. The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
5. The intending bidders should submit the evidence of EMD deposit by Demand Draft /Pay Order/NEFT/RTGS along with duly filled bid form for participation in the e-auction, self-attested copies of (i) Proof of Identification (KYC) viz Aadhar card / Driving License/Passport etc., (ii) Current Address - proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., which can be contacted during normal working hours by the Bank. Further, a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by Service Provider shall be conveyed through e-mail.
6. The intending bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/conditional offer/conditions by the bidder and/or successful-auction purchaser / bidder will be entertained.
7. The bid /offer shall be accompanied by EMD as mentioned above by way of Demand Draft / Pay Order /NEFT/RTGS to be issued in favor of **"YES Bank Limited"** payable at **Mumbai**. Demand Draft/Pay Order/NEFT/RTGS should be purchased by the tenderer/bidder or on his/her/its behalf only.

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8. The intending bidders may give offers either for one or more than one property. In case intending bidders, bids for more than one property, he will have to submit separate EMD amount for each property and also submit separate bid documents for each property.
9. The Property shall not be sold below the Reserve Price as set by the Bank. The bid quoted below the Reserve Price shall be rejected.
10. The bid price to be submitted shall be equivalent or above the Reserve Price. During the e-auction, bidders shall be allowed to bid for a higher amount in inter-se bidding, over and above the last bid quoted. Such revised bid shall be increased by a minimum amount of Rs. 5,00,000/- (Rupees Five Lakh only) and multiple of Rs. 5,00,000/- (Rupees Five Lakh only) over and above the last highest bid displayed on the website of the Service Provider.
11. In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
12. The intending bidders are advised to properly read the sale notice, terms & conditions of e-auction, help manual on operational part of e-auction and follow them strictly.
13. In case of any difficulty or assistance required before or during e-auction process, the intending bidder may contact the authorized representative of the Service Provider, contact details of which are available on the e-auction portal and are also mentioned in Point 32 of this bid document.
14. After finalization of e-auction, successful bidder shall be informed by the Service Provider through SMS/ email. (On mobile no/ email address given by them/registered with the Service Provider).

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15. The EMD of the unsuccessful bidders will be returned within 15 working days from the date of auction proceedings without any interest thereon. The bidders will not be entitled to claim any interest in the refund of the EMD is delayed for any reason whatsoever.
16. The successful auction purchaser / bidder has to deposit 25% (Twenty Five Percent) of the highest bid amount ("Sale Price") (including EMD amount already deposited earlier) immediately, i.e. on the same day or not later than next working day, as the case may be, from the conclusion of auction process, failing which the EMD deposited by the successful auction purchaser / bidder shall be forfeited.
17. The balance amount of 75% of the Sale Price shall be deposited by the successful auction purchaser/bidder on or before the 15<sup>th</sup> (fifteenth) day from the confirmation of sale.
18. However, at the absolute discretion of the Bank, it may agree to extend the said 15 (fifteen) days period in case the successful auction purchaser/bidder wants further time. Such extension of time has to be mutually agreed and the same has to be in writing in accordance with the SARFAESI Act and Rules.
19. In case of failure to deposit the entire Sale Price within the stipulated timelines, the auction process and sale shall automatically stand cancelled without any notice. The amount deposited by the successful auction purchaser/bidder shall be forfeited by the Bank and the defaulting bidder shall neither have any claim on the property nor on the amount deposited. The Bank shall be at liberty to exercise any one or more rights available to it in terms of the provisions of the SARFAESI Act and the Rules, in respect to the immovable property.
20. Payment of Sale Price by the successful auction purchaser/bidder to the Bank shall be subject to TDS under the Income Tax Act 1961. The successful auction purchaser/bidder shall have to pay applicable GST to the Bank on the Sale Price.

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21. On receipt of the entire Sale Price, the Bank shall issue **“Sale Certificate”** to the successful auction purchaser/bidder as per the Rules. The successful auction purchaser/bidder shall be liable to bear the stamp duty, registration fees and such other charges, levies, cess, fees, taxes etc. as applicable to governmental / quasi- governmental authorities / local authorities etc. relating to the property. The sale shall be completed thereafter, and YES Bank Limited shall not entertain any claims.
22. The Sale Certificate shall be issued in the same name in which the bid is submitted. . No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
23. The Authorized Officer of the Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
24. In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.
25. In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on

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the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard.

26. The particulars of Secured Assets specified hereinabove have been stated to the best of the information of the Authorized Officer / the Bank, but the Authorized Officer / the Bank shall not be answerable for any error, misstatement or omission in this proclamation.
27. The Property is being sold on “**As is where is**”, “**As is what is**”, “**Whatever there is**” and “**Without recourse**” basis and the intending bidders shall make their own independent inquiries and verify with the concerned registrar/SRO/land and revenue records/other statutory authorities regarding any encumbrances, claims/rights/dues/ charges of any authorities besides the Bank's mortgaged charge and shall satisfy themselves regarding the title, nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc., over the Property before submitting their bids. The Authorized Officer/the Bank shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the Property will be entertained after submission of the online bid.
28. The Authorized Officer/the Bank shall not be responsible for any outstanding dues such as water/service charges, transfer fees, electricity dues or any other utility charges payable to the government or any statutory authorities in respect of and/or in relation to the sale of the said Property.
29. The Authorized Officer/the Bank shall be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
30. All the words and expressions used herein above shall have the same meaning as respectively assigned to them under the SARFAESI Act, 2002, and the Rules framed thereunder.



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31. The sale is subject to confirmation by the Bank, the conditions mentioned herein above and as per the provisions prescribed under the SARFAESI Act, 2002 and Rules framed there under.
32. The sale shall be conducted through e-auction platform provided by the e-auction service provider *i.e.*, E-Procurement Technologies Limited, Ahmedabad ("**Service Provider**"), for more details contact - Ramprasad Sharma: +91-8000023297, bidder support numbers: 9265562818/9265562821/079-6813-6842/6869. Email : [support@auctiontiger.net](mailto:support@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), Website For SARFAESI - <https://sarfaesi.auctiontiger.net> , on the date and time mentioned above.

**Date: January 20, 2026**

**For YES BANK Limited**

**Place: Mumbai**