YES BANK YES BANK LIMITED

Regd. Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055.

5th E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter referred to as Rules).

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co borrower (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, for recovery of **Rs.15,92,84,341.77/- (Rupees Fifteen Crores Ninety Two Lakhs Eighty Four Thousand Three Hundred Forty One and Paise Seventy Seven Only)** due as on 20th April 2026 subject to further interest and charges at contractual rate, due to the Secured Creditor from M/s Akhil Logistics Pvt Ltd (Borrower) (through Mr. Ajay Bhargava (Director); Mr. Ajay Bhargava (Co- Borrower & Mortgagor); Kisan Muneshwar (Co- Borrower) and Snehlata Bhargava (Co- Borrower & Mortgagor), shall be sold on **9th November, 2026 "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS"** (including encumbrances, if any) **under rules 8 & 9 of the said Act, through Public Auction (E-Auction)**

Name of Borrower (s) / Co-Borrower (s) / Guarantor(s)/ Security Provider/s / Mortgagor (s)	**M/s Akhil Logistics Pvt Ltd (Borrower) (through Mr. Ajay Bhargava (Dir); having registered office** at G13/1 MIDC Hingna Road, Nagpur - 421302 **Mr. Ajay Bhargava (Co- Borrower & Mortgagor) & Mrs. Snehlata Bhargava (Co- Borrower & Mortgagor) having residence at** Flat 402, 402 A, 4th Floor, Building no 8 , FERN, Shreeji Splendor Apartment, Survey No. 132/7, Brahamand, Thane -400607 **Mr. Kisan Muneshwar (Co- Borrower) having residence at** Plot no 34, Great Nag, Near Mama Sardarcha Ghar Jawal, Milind Budh Vihar, Rambag, Nagpur, Maharashtra 440008
Description of Property	**Nature of the property:** Residential Flat, Flat No. 403, 4th Floor, Loknath Towers, Near Ramkrishna Math, Dhantoli, Nagpur, Maharashtra 440 012 (Flat no 403, Sancyani Loknath Apartment, Plot No. 18, CS No 489, Sheet No 255/18 situated at mouza, Near Ramkrishna Math library, Dhantoli Ward No 5, Taluka & District Nagpur as per mortgage documents)
Reserve Price (Rs)	**Rs. 1,29,71,772.00/-** (Rs. One Crore Twenty Nine Lakhs Seventy One Thousand Seven Hundred Seventy Two Only)
Earnest Money Deposit (Rs.)	**Rs. 12,97,178.00/-** (Rupees Twelve Lakhs Ninety Seven Thousand One Hundred Seventy Eight Only)
Last Date for submission of BID	**7th November 2026 till 6 pm**
Date & Time of E-Auction	**9th November 2026 11:00 am to 2:00 pm** with extensions of 5 minutes each
Date of Physical Possession	**16th Feb 2024**
Date of Demand Notice	**30th June 2023**
Amount Due as on 20th April 2026	**Rs.15,92,84,341.77/-** (Rupees Fifteen Crores Ninety Two Lakhs Eighty Four Thousand Three Hundred Forty One and Paise Seventy Seven Only)
Date of Inspection	**02nd November 2026**

TERMS AND CONDITIONS OF SALE

- For detailed terms and conditions of the sale, please refer to the link provided in **https://www.yesbank.in/about-us/media/auction-property** Secured Creditor's website **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. Devendra Tiwari on 96536 43109 or Email : **devendra.tiwari1@yes.bank.in** ; Mr. Ashish Chaturvedi on 98202 44392 or Email **ashish.chaturvedi1@yes.bank.in** and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Mr. Ram Sharma on (M) +91 8000023297 (**Ramprasad@auctiontiger.net** or **support@auctiontiger.net**).
- To the best of knowledge and information of the AO, no other encumbrance other than society dues 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.
- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of Rs.1,00,000/-.
- Inspection of the aforesaid property can be done on 2nd November 2026, between 11:00 am to 4:00 pm by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/ tenders without assigning any reasons thereof.
- The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the Conditions mentioned Secured Creditor's website **www.yesbank.in.**

As contemplated U/s.13(8) of the Act, in case if the total dues together with all costs, charges and expenses incurred by us are tendered at any time before the publication of the auction/ sale notice, then 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/GAURANTORS

The above shall be treated as Notice U/r. 9(1) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 15 days from the date of publication.

Date: 23.10.2026
Place : Nagpur, Maharashtra

Authorized Officer
YES BANK LTD.