

SN/JK/520/VLP HKLYN0002030/Aug'25

1. Mr.Jitan Pyarelal Yadav,
S/o.Pyarelal Yadav,
No.71 1 Devji Nagar,
Opp. Tulsi Oswal Hall,
Vidyashram, Bhiwandi - 421 305.
2. Mrs.Rusama Yadav,
W/o.Jitan Yadav,,
S/o.Pyarelal Yadav,
No.71 1 Devji Nagar,
Opp. Tulsi Oswal Hall,
Vidyashram, Bhiwandi - 421 305.

Dear Sir / Madam,

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for the sale of immovable assets under SARFAESI Act, 2002, r/w rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property mortgaged to the Secured creditor, the physical possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on "AS IS WHERE IS" "AS IS WHAT IS CONDITION" on 29.09.2025 for recovery of Rs.10,93,284/- as on 16.02.2024 as per Demand Notice U/s. 13(2) of SARFAESI Act, 2002, with further interest from 17.02.2024 on with monthly rest, charges and costs etc., (Total Outstanding being Rs.17,23,686/- as on 21.08.2025 due to Equitas Small Finance Bank Ltd., from 1. Mr.Jitan Pyarelal Yadav, (Borrower), 2. Mrs.Rusama Yadav, (Co-Borrowers)

Reserve Price: Rs.9,27,000/- (Rupees Nine Lakhs Twenty Seven Thousand Only)

Earnest Money Deposit: Rs.92,700/- (Rupees Ninety Two Thousand Seven Hundred Only)

80



BEYOND BANKING

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Equitas Small Finance Bank Limited
(Previously known as Equitas Finance Limited)

4208280

4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002

T: +91 44 4299 5000 | F: +91 44 4299 5050 | corporate@equitas.in | www.equitasbank.com | Toll Free: 1800 103 1222 | CIN No: L65191TN1993PLC025280

DESCRIPTION OF THE PROPERTY

Industrial Gala No.6 admeasuring 28.71 Sq.Mtrs. Built - up on Ground Floor in the Building known as Adi Complex, Narpoli, Taluk, - Bhiwandi, District Thane constructed on

All that piece and parcel of Plot of land bearing Survey No.21 Hissa No.4, and Survey No.21, Hissa No.5 of Village - Narpoli, Taluk, Bhiwandi and District Thane in the Registration District Thane and Sub-District of Bhiwandi;

North by : -;
South by : -;
East by : -;
West by : -;

Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easamentary/mamool rights annexed thereto.

For detailed terms and conditions of the E-Auction Sale, please refer to the link provided in www.equitasbank.com & <https://BidDeal.in>

Authorized Officer,



M/s.Equitas Small Finance Bank Ltd.

Place : Chennai
Date : 26.08.2025

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO THE
BORROWERS/GUARANTORS**

**SALE NOTICE UNDER SARFAESI ACT 2002 (hereafter referred to as Act)
r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002
(hereafter referred to as Rules)**

Pursuant to the Notice issued U/S 13(2) of the above Act, the Possession of the below mentioned property was taken on behalf of the Equitas Small Finance Bank Limited, by the 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 CONDITION" under rules 8 & 9 of the said Act, through online auction.

Borrower/s & Guarantor/s Name & Address Total Due + Interest from	Description of the Immovable Property
<p>1. Mr.Jitan Pyarelal Yadav, S/o.Pyarelal Yadav, No.71 1 Devji Nagar, Opp. Tulsi Oswal Hall, Vidyashram, Bhiwandi - 421 305.</p> <p>2. Mrs.Rusama Yadav, W/o.Jitan Yadav,, S/o.Pyarelal Yadav, No.71 1 Devji Nagar, Opp. Tulsi Oswal Hall, Vidyashram, Bhiwandi - 421 305.</p> <p>Loan Account No:- VLP HKLYN0002030</p> <p>Claim Amount Due Rs.10,93,284/- as on 16.02.2024 with further interest from 17.02.2024 with monthly rest, charges and costs, etc., (Total Outstanding being Rs.17,23,686/- as on 21.08.2025).</p>	<p>Industrial Gala No.6 admeasuring 28.71 Sq.Mtrs. Built - up on Ground Floor in the Building known as Adi Complex, Narpoli, Taluk, - Bhiwandi, District Thane constructed on</p> <p>All that piece and parcel of Plot of land bearing Survey No.21 Hissa No.4, and Survey No.21, Hissa No.5 of Village - Narpoli, Taluk, Bhiwandi and District Thane in the Registration District Thane and Sub-District of Bhiwandi;</p> <p>North by : -; South by : -; East by : -; West by : -;</p> <p>Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary / mamool rights annexed thereto.</p>
<p>Date & Time of Sale: 29.09.2025 - 11.00 AM to 12.30 PM</p> <p>Date & Time of Inspection: - 04-09-2025 to 19-09-2025 - 10.00 AM to 01.00 PM</p> <p>Reserve Price: Rs.9,27,000/- (Rupees Nine Lakhs Twenty Seven Thousand Only)</p> <p>Earnest Money Deposit: Rs.92,700/- (Rupees Ninety Two Thousand Seven Hundred Only)</p>	




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4208276

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TERMS & CONDITIONS:

1. The auction sale will be 'On line E-Auction' Bidding through website <https://BidDeal.in>
2. Intending bidders shall hold a valid digital signature certificate and email address, for details with regard to digital signature, please contact **ValueTrust Capital Services Private Limited. #585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100.** Contact No- +919266604643, Email id: Auction.Manager@BidDeal.in mailto:tamilnadu@auctiontiger.net
3. Bidders are advised to go through the website <https://BidDeal.in> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
4. Prospective bidders may avail online training on e-auction from **ValueTrust Capital Services Private Limited. #585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100.** Contact No - +919266604643, Email id: Auction.Manager@BidDeal.in
5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **200000807725**, Equitas Small Finance Bank Ltd, T. Nagar branch, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017, IFSC Code: **ESFB0001001**, before submitting the bids online on or before **2.00 PM on 26.09.2025 or by way of Demand Draft drawn in favor of Equitas Small Finance Bank Ltd, payable at Chennai.**
7. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai - 600 002, **on or before 4.00 PM on 26.09.2025.**
8. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten Thousand only).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-6 above. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder.
10. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the e-auction sale proceedings
11. The sale is subject to confirmation by the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in full before date of sale, no sale will be conducted.



12. The property is sold in "as is where is basis and as is what is condition" and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
13. The undersigned has the absolute right and discretion 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 assigning any reason.
14. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
15. The intending purchasers can inspect the property from 04-09-2025 to 19-09-2025 10.00 A.M to 1.00. P.M. For inspection of the properties, contact Name: Anant Arolkar - Mobile No.9969261176, Shailesh – Mobile No.8652234585
16. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
17. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

Dear Sir / Madam,

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Authorized Officer,



M/s.Equitas Small Finance Bank Ltd.

Place : Chennai
Date : 26.08.2025



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<div>Vidyashram S.O</div> <div>421305</div> <div>RT748656934IN</div>	
	<div>Receiver:RUSAMA YADAV</div> <div>MAHARASHTRA THANE</div> <div>MAHARASHTRA</div> <div>INDIA-421305</div>
	<div>Sender:EQUITAS SMALL FINANCE</div> <div>BANK LTD</div> <div>BANK ANNA SALAI CHENNAI</div> <div>TAMILNADU</div> <div>INDIA-600002</div>

<div>Thygarayanagar H.O(600017)29-08-2025 13:46:38</div> <div>Wt:20.00g L:14.00 B:10.00 H:1.00 (VolWt:0.00)</div> <div>AmountPaid:26.00(FW) Insurance:0.00 COD:0.00</div> <div>In case of any grievance - DIAL-18002666868</div>
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<div>Vidyashram S.O</div> <div>421305</div> <div>RT748656948IN</div>	
	<div>Receiver:JITAN PYARELAL</div> <div>MAHARASHTRA THANE</div> <div>MAHARASHTRA</div> <div>INDIA-421305</div>
	<div>Sender:EQUITAS SMALL FINANCE</div> <div>BANK LTD</div> <div>BANK ANNA SALAI CHENNAI</div> <div>TAMILNADU</div> <div>INDIA-600002</div>

<div>Thygarayanagar H.O(600017)29-08-2025 13:46:38</div> <div>Wt:20.00g L:14.00 B:10.00 H:1.00 (VolWt:0.00)</div> <div>AmountPaid:26.00(FW) Insurance:0.00 COD:0.00</div> <div>In case of any grievance - DIAL-18002666868</div>
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