asREC (India) Limited | Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

PUBLIC NOTICE FOR E - AUCTION – SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of M/s. Tejas Jewels. ("Borrower") by virtue of Assignment Agreement dated 27.03.2018 executed with The Kalyan Janata Sahakari Bank Ltd.. ASREC (India) Ltd acting in its capacity as Trustee of ASREC-PS 11/2017-18 Trust vide Assignment Deed dated 27.03.2018 has acquired the secured debt with securities from the original lender. The Kalyan Janata Sahakari Bank Ltd.

The Authorised Officer of The Kalyan Janata Sahakari Bank Ltd in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated **15.11.2016** u/s.13(2) of the said act calling upon the borrower **M/s. Tejas Jewels and its Partners / Guarantors / Mortgagors** for repayment of total outstanding amount aggregating to **Rs.10,24,06,311.66 (Rupees Ten Crores Twenty Four Lakhs Six Thousand Three Hundred Eleven and Paise Sixty Six only) as on 01.11.2016** with further interest thereon, in respect of the advances granted by the The Kalyan Janata Sahakari Bank Ltd.to **M/s. Tejas Jewels** within the stipulated period of 60 days.

The Borrowers/ Partners /Guarantors/Mortgagers having failed to repay the entire dues as per said demand notices within the stipulated period of sixty days, the Authorised Officer of ASREC (India) Ltd has taken **symbolic possession** of the secured properties described herein below on 07.03.2019 in exercise of powers conferred on him under section 13(4) of SARFAESI Act.

Pursuant to Assignment Agreement dated 27.03.2018 in respect of M/s. Tejas Jewels, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrowers from The Kalyan Janata Sahakari Bank Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

As the above mentioned Borrowers/ Partners/Guarantors/Mortgagors having failed to repay the entire outstanding amount as per said demand notices plus further interest less deposits if any notice is hereby given to the public in general and Borrower(s) and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold strictly on **"AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE"** basis.

Lot Nos	DESCRIPTION OF THE PROPERTY	RESERVE PRICE (RS. IN LACS)	E.M.D. (RS. IN LACS)	BID INCREMENT (RS. IN LACS)
1.	Commercial office being Office Nos. 16 admeasuring about 31.47 sq. mtrs attached terrace admeasuring 10.52 sq. mtrs (built up/carpet), Office No. 17 admeasuring about 28.46 sq. mtrs (built up/carpet), Office No. 18 admeasuring about 20.89 sq. mtrs with attached terrace 5.20 sq. mtrs (built up/carpet), Office No. 19 admeasuring about 44.60 sq. mtrs with attached terrace of 8.01 sq. mtrs (built up / carpet) on the Fourth Floor and in Nirmiti Heights, at Bhamburda (Shivaji Nagar) Deccan Gymkhana, Near Kohinoor Technical Institute, Off J M Road, PUNE, constructed on CTS No. 625 + 626/A/1 + 626/A/2 + 626/B + 627, within the limits of Pune Municipal Corporation and also within the limits of Registration District Pune & Sub- Registration District Taluka Haveli.	208.00	20.80	1,00,000/-
2.	Commercial office being Office Nos. 20 and	162.00	16.20	1,00,000/-

	Pune & Sub- Registration District Taluka Haveli.			
2.	Commercial office being Office Nos. 20 and Office 21 admeasuring about 996 sq. ft. (built up) along with attached terrace adm. 424 sq. ft. on the Fifth Floor, in Nirmiti Heights, at Bhamburda (Shivaji Nagar) Deccan Gymkhana, Near Kohinoor Technical Institute, Off J M Road, PUNE, constructed on CTS No. 625 + 626/A/1 + 626/A/2 + 626/B + 627, within the limits of PUNE MUNICIPAL CORPORATION and also within the limits of Registration District Pune & Sub- Registration District Taluka Haveli.	162.00	16.20	1,00,000/-
3.	All that piece and parcel of immovable properties in the form of plots of land bearing Plot No. 337, 415, 416, 417, 418, 419, 422 and 463 having total admeasuring about 2791.83 sq. mtrs i.e. 30040 sq. ft. along with buildings & structures present & future standing thereon in the project known as 'Carino Casa' the said plots are of Survey No. 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131/P, 131/P, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145 lying, being and situated at village Khapri, Post Tokawade, Murbad, District Thane.	71.00	7.10	1,00,000/-
	Total	441.00	44.10	3,00,000/-

TERMS & CONDITIONS:

1. THE E-AUCTION WILL BE HELD ON 26.03.2026, BETWEEN 10.00 A.M TO 12.00 P.M WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: **https://www.bankeauctions.com** (web portal of M/s C1 INDIA PRIVATELIMITED.). E-auction tender document containing online e-auction bid form, declaration, general terms and conditions of online e-auction sale are available in websites: **www.asrecindia.co.in** and **https://www.bankeauctions.com.** The intending bidder shall hold a valid e-mail address. The contacts of **M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.:(+91-124-4302020/21/22,+91-7291981124/1125/1126, Email: gujarat@c1india.com, support@bankeauctions.com.**

3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4.The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorised Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.

5. The properties shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059 or submit through email to **sunilvanne@asrecindia.co.in Last date for Submission of Bid Form is 25.03.2026 upto 4.00 PM.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit EMD amount either through **NEFT /RTGS in the Account No.: 009020110001402, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of ASREC-PS 11/2017-18 TRUST, IFSC Code: BKID0000090.**

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can **inspect the property on 20.03.2026 from 11.00 AM to 1.00 PM. Contact Details : Mr. Sunil Vanne - Cell No. 9969437984, 022 – 69314508 and Mr. Vijay L Asudani - Cell No. 9545521975, 022 - 69314502,** may be contacted for any query.

12. The Authorised officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

14. The highest bid will be subject to approval of the secured creditor.

15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues are not paid in full.

Date: 10.03.2026
Place: Mumbai

Sd/-
Authorized Officer,
ASREC (India) Ltd.