

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM &**SALE PROCLAMATION**

Exh No. 19

OFFICE OF THE RECOVERY OFFICER-I**IN THE DEBTS RECOVERY TRIBUNAL NO. 1 AT MUMBAI****2nd FLOOR, MTNL BUILDING, COLABA MARKET, COLABA, MUMBAI-400 005.****R. P. No. 43/2023****NEXT DATED : 09.07.2025****PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE
TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK
AND FINANCIAL INSTITUTIONS ACT, 1993.****Bank of India****...Certificate Holders****V/s****M/s. Tejas Jewels & Ors.****...Certificate Debtors****1. M/S. Tejas Jewels,**

Partnership firm, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076

And also having new Address at: Ground Floor, P & S Corporate House, A-56, Road No. 1, Marol MIDC, Near Tunga International Hotel, Andheri (E), Mumbai-400093

2. Mr. Balasaheb Kadam,

Partner of M/S Tejas Jewels, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076

3. Mr. Nitin Dahale,

Partner of M/S Tejas Jewels, 2203, Sovereign, Mumbai-400076

4. Mr. Ujwal Ghorpade,

Partners of M/S Tejas Jewels, 2203, Sovereign,

Hiranandani Gardens, Powai, Mumbai-400076

5. M/s Chintamani Carino Casa Development Pvt. Ltd.,

(Formerly M/s Chinmay Agriculture

and Housing Pvt. Ltd.), having its

registered Office at Ground Floor of

P & S Corporate House, A-56,

Near Tunga International Hotel, Andheri (E),

Mumbai-400093

And also having address at 3/313,

Sai Dham Bldg.,

N.M. Joshi Marg, Lower Parel,

Mumbai-400013.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal Mumbai has drawn up the Recovery Certificate in Transfer Original Application No. 34 of 2017 for Recovery of Rs. 2,68,74,553.59 (Rupees Two Crore Sixty Eight Lakhs Seventy Four Thousand Five Hundred Fifty Three and Paise Fifty Nine only) with interest cost from the certificate Debtors and a sum of Rs. 2,68,74,553.59 (Rupees Two Crore Sixty Eight Lakhs Seventy Four Thousand Five Hundred Fifty Three and Paise Fifty Nine only) recoverable together with further interest and charges as per the Recovery Certificate/ Decree.

And whereas the undersigned has ordered the sale of property mentioned in the schedule below in satisfaction of the said certificate.

And whereas there will be due there under a sum of Rs. 2,68,74,553.59 (Rupees Two Crore Sixty Eight Lakhs Seventy Four Thousand Five Hundred Fifty Three and Paise Fifty Nine only) including costs and interest thereon w.e.f. 24th July, 2025.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 24-07-2025 between 2.00 pm to 4.00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s. C-1 India Pvt Ltd. <https://www.bankcauctions.com> Contract person Mr. Bhavik Pandya having his Mobile no. 8866682937. Email-Maharashtra@clindia.com & Gujarat@clindia.com For further detail contact: Ravindra Mathankar SARM, Mobile No. 9096019826 Officer of Bank Of India.

The sale will be of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer of other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in second schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error misstatement or omission in this proclamation as per the following details.

proclamation as per the following details.

No. of Lots	Description of the Property	Date of inspection	Reserve Price	EMD Amount	Increment bid
1	All the piece and parcel of the land admeasuring 34619 sq.ft. situated at Plot No.310 to 314, 333 to 335 and 338, Village Khapri, Taluka Murbad, District Thane-421401.	15.07.2025	1,03,00,000/-	10,30,000/-	2,00,000/-

The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than reserve price. It shall be in the discretion of the undersigned to decline/ acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

1. The public at large is hereby invited to bid in the said E-Auction. The online offer along with EMD is payable by way of through RTGS/NEFT/directly in to the account **No. 015490200000033 the name of Bank of India SARM Branch, Mumbai having IFSC Code NO.BKID0000154** of the Certificate Holder at Mumbai. Attested photocopy of TAN /PAN card and address proof shall be uploaded with the online offer. The last date for submission of online offers alongwith EMD and other information/ details is **22nd July, 2025 by 4.30 p.m.** The physical inspection of the properties mentioned herein from above mentioned property schedule annexed herewith maybe taken on **15th July, 2025 between 11.00 am to 4.30 pm.**

2. The copy of the Pan Card, Address proof and Identity proof, E-mail id, Mobile no. and Declaration if they are bidding on their own or on behalf of their principles. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the Company copy of Resolution passed by the Board members of the Company or any other document confirming representation/ attorney of the Company and the receipt/ counter file of such deposit should reach to the said service provider CH Bank by email or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-1, DRT-1, Mumbai on 22nd July, 2025 upto 4.30 pm. In case of failure bid shall not be considered.

3. The successful bidder shall have to pay **25% of the sale proceeds** after adjustment of EMD on being knocked down by next date i.e., **09.07.2025 by 4.30 pm** in the said account as per detail mentioned in **para 1 above.** If the next day is Holiday or Sunday, then on next first office day.

4. The purchaser shall deposit the balance **75% of the sale proceeds on or before 15th day** from the date of the sale of the property, exclusive of such day, or if the **15th day be Sunday or other holiday**, then on the first office day after the 15 day by prescribed mode as stated in para 3 above. In addition to the above the purchaser shall also deposit **Poundage fee with Recovery Officer, DRT 1 @ 2% upto Rs. 1,000/- and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DRT 1.**

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.

The property is being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**.

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1.	2.	3.	4.	5.
	All the piece and parcel of the land admeasuring 34619 sq.ft. Situated at Plot No. 310 to 314, 333 to 335 and 338, Village Khapri, Taluka Murbad, District Thane-421401.	N/A	N/A	N/A

Given under my hand and seal on 20th day of June, 2025.



Sd/
(MAHESH KUMAR)
Recovery Officer
DRT-I, Mumbai