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OFFICE OF THE RECOVERY OFFICER I
DEBTS RECOVERY TRIBUNAL - I MUMBAI
2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005

Exh No. 35
R.P. No. 133/2021
Dated: 16.01.2026

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

State Bank Of India ....**Certificate Holders**

Vs

M/s. Yash Jewellery Pvt Ltd & Ors., ...**Certificate Debtor**

C.D.1) M/s. Yash Jewellery Pvt. Ltd., Unit No.603 & 604, Tower No.1, SEEPZ ++, Andheri (East), Mumbai-400 096. **Also at** Unit No.504, Tower No. 1, SEEPZ++, Andheri (East), Mumbai-400 096

C.D. 2) Pramod Goenka, I) Unit No.603 & 604, Tower No. 1, SEEPZ++, Andheri (East), Mumbai-400 096 **ii)** 501, Kings Apartment, Juhu Tara Road, Juhu, Mumbai-400 049

C.D. 3) Bina Goenka, Address at 501, Kings Apartment, Juhu Tara Road, Juhu, Mumbai-400 049

C.D. 4) Yash Goenka, Address at 501, Kings Apartment, Juhu Tara Road, Juhu, Mumbai-400 049

C.D. 5) Anant Prabhudesai, i) Unit No.503, 5th Floor, Block No. II, SEEPZ++, Andheri (East), Mumbai-400 096 **ii)** Unit No.603, 6th Floor, Tower No. II, SEEPZ++, Andheri (East), Mumbai-400 096

C.D. 6) Lilly Jewellery Pvt., Ltd. Unit No.503, 5th Floor, Bolck No.II, SEEPZ++, Andheri (East), Mumbai-400 096

C.D. 7. Rolly Jewelry Pvt., Ltd. Office at Unit No.603, 6th Floor, Tower No. II, SEEPZ++, Andheri (East), Mumbai-400 096

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal Mumbai has drawn up the Recovery Certificate in **T.O.A. NO. 1640 of 2016** to pay the applicant bank a sum of **Rs. 26,42,66,092.28 (Rupees Twenty Six Crores Forty Two Lacs Sixty Six Thousand Ninety Two and Twenty Eight paise only)** with interest cost from the Certificate Debtors and a sum of T.O.A. NO. 1640 of 2016 to pay the applicant bank a sum of **Rs. 26,42,66,092.28 (Rupees Twenty Six Crores Forty Two Lacs Sixty Six Thousand Ninety Two and Twenty Eight paise 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 **Rs. 619,13,43,762.81 (Rupees Six hundred Nineteen Crore Thirteen Lakh Forty-Three Thousand Seven Hundred Sixty- Two and Paise Eighty-One only)** including costs and interest thereon as on 23rd January, 2026.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **25.02.2026 between 02.00 PM to 4:00 PM** (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e- auction wherein bidding shall take place through "On line Electronic Bidding" through the website of www.bankeauctions.com of **M/s C1 India Pvt. Ltd. having address at Udyog Vihar, Phase-2, Gulf Petro Chem Building No. 301, Gurugram, Haryana -122015, India, Contact person Mr. Bhavik Pandya Mobile No. +918866682937 Email :-support@bankeauctions.com.** The intending bidders should register themselves from the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/ or participating in the open public e-auction.

For further details contact Arunjay Sharma Cm SAMB-III, Mobile No. 7033857792 Officer of State 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/property.

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.

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

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.

1. The Assets shall be auctioned as per the following details.

No of Lots	Description of the Property	Date Of Inspection	Reserve Price	EMD Amount	Increment Bid
1	Unit No.603, 6th Floor of the Tower No. II, in the SEEPZ Special Economic Zone admeasuring saleable built up area of 11093.54 Sq.feet in Marol Industrial Areawithin the Village limit of Vyaravali, Parajapur, Taluka Andheri (East), Mumbai- 400 096.	18.02.2026	7.20 Crore	72.00 Lakhs	2.50 Lakhs

2. The above mentioned property or the lot as indicated above shall not be sold below the reserve price

2. The above mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
3. The highest bidder shall be declared to be the purchaser of any lot. 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 or for reasons otherwise to be duly recorded.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for representative lot(s) is payable by way of RTGS/NEFT in the Account No. 38607470171 the name of SARG Commercial- III having IFSC Code No. SBIN0061341, of the Certificate Holder Bank at Mumbai.
5. The intending bidder are required to upload self-attested copy TAN/ PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers alongwith EMD and the other information/ details is **23.02.2026 till 4:30 p.m.** The physical inspection of the immovable property mentioned herein below as may be taken on **18.02.2026 between 11.00 a.m. to 4:00 p.m.** at the property site.
6. Bidders are required to submit the copy of Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. 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 be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the **Recovery Officer-I, DRT-I, Mumbai by 4:30 p.m. on 23.02.2026 in a sealed envelope superscribing "R.P. No. 133 of 2021"** otherwise bid shall not be considered.
7. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
8. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M in the said account as per detail mentioned in the para - 4 above.
9. The successful bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
10. In addition to the above the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-I, Mumbai.
11. 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, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
12. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
13. 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 within a reasonable period of time
14. The property is being sold on "AS IS WHERE IS BASIS" BASIS". AND "AS IS WHAT IS BASIS
15. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

Sr no	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 of 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
1	Unit No.603, 6th Floor of the Tower No. II, in the SEEPZ Special Economic Zone admeasuring saleable built up area of 11093.54 Sq.feet in Marol Industrial Areawithin the Village limit of Vyaravali, Parajapur, Taluka Andheri (East), Mumbai- 400 096.	Not Known	Not Known	Not Known

Given under my hand and seal on this 16th day of January, 2026

Sd/-
(Mahesh Kumar)
Recovery Officer- I
DRT-I, Mumbai

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