

**NOTICE FOR SALE OF ASSETS OF AJS IMPEX PRIVATE LIMITED (IN LIQUIDATION)  
THROUGH E-AUCTION**

**Registered Office: Office No. 211, 2<sup>nd</sup> Floor, Hubtown Solaris, Saiwadi, Prof. N S Phadke Marg, Andheri (East),  
Mumbai: 400069, Maharashtra.**

**Liquidator's Office: 1606 Corporate Annex, Sonawala Rd, Nr Udyog Bhavan, Goregaon East, Mumbai 400063,  
Maharashtra.**


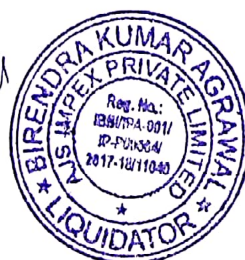
The Assets owned by the Corporate Debtor "M/s. AJS Impex Private Limited (In Liquidation)" having CIN: U74900MH2006PTC161680 is proposed to be sold as a going concern as well as on a standalone basis pursuant to Regulation 32(e) & 32(a) of IBBI (Liquidation Process) Regulations, 2016 through e-auction on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" as per details mentioned below:

**Description of Assets and Properties of the Corporate Debtor for sale as a Going Concern:**

Sr No	Asset Description	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
1	Sale of AJS Impex Private Limited as a going concern pursuant to Regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016:  a) Excluding Trade Receivables, Loans and Advances (Assets) and Other Receivables  b) Including Immovable Properties (Lot 1 to Lot 11)	Rs. 16,54,10,728/-	Rs. 1,65,25,000/-	Rs. 20,00,000/-

**Description of Assets and Properties of the Corporate Debtor for sale on a Standalone basis pursuant to Regulation 32(a) of IBBI (Liquidation Process) Regulations, 2016:**

Lot Nos	Asset Description	Property Area (as per agreement)	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
Lot 1	Office No. 404, 4th Floor, Nilgagan, Plaza commercial complex, Dariyapur Kazipur, Old S. No. 70/B/2/1 and 70/B/2/2 Ahmedabad, Gujarat 380004	645 Sq Ft Built Up area	27,79,434	2,77,000	50,000
Lot 2	Office premises no. A-1, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	169.98 Sq Mtr Built up area	2,18,18,590	21,81,000	2,00,000
Lot 3	Office premises no. B-1, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	114.64 Sq Mtr Built up area	1,47,15,124	14,71,000	2,00,000
Lot 4	Office premises no. B-2, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	79.68 Sq Mtr Built up area	1,02,27,650	10,22,000	2,00,000
Lot 5	Office premises no. B-3, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	225.15 Sq Mtr Built up area	2,89,00,225	28,90,000	2,00,000
Lot 6	Office premises no. B-4, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	192.66 Sq Mtr Built up area	2,47,29,835	24,72,000	2,00,000
Lot 7	Office premises no. A-2, 2nd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	81.3 Sq Mtr Built up area	1,04,34,625	10,43,000	2,00,000
Lot 8	Office premises no. B-4 on 3rd Floor, Trade Square building, Plot No. 5, Andheri Kurla Road, Saki Naka, Mumbai - 400072	125.58 Sq Mtr Built up area	1,61,19,450	16,11,000	2,00,000
Lot 9	Plot No. 5, Blok No. 57, village Mamsa, Taluka and Sub District Ghogha, Dist. Bhavnagar 364110	5726.57 Sq Mtr Land Area + Structure	1,56,54,625	15,65,000	2,00,000
Lot 10	Plot No. 6, Blok No. 57, village Mamsa, Taluka and Sub District Ghogha, Dist. Bhavnagar 364110	5627.57 Sq Mtr Land Area + Structure	1,60,95,179	16,00,000	2,00,000
Lot 11	Flat No. 42, 4th Floor, Krishma Apartment, Off Laxman Mahatre Road, Navagaon, village Manpeshwar, Dahisar (W), Taluka - Borivali (W), Mumbai 400103	465 Sq Ft Carpet	39,35,993	3,93,000	50,000

**E-Auction process timelines:**

Sr No	Particulars	Dates
1	Last date for submission of Eligibility documents by bidders	Thursday, 25 <sup>th</sup> September, 2025
2	Assets Inspection Start Date	Thursday, 29 <sup>th</sup> August, 2025
3	Asset Inspection End Date	Saturday, 27 <sup>th</sup> September, 2025
4	Last date for deposit of Earnest Money Deposit (EMD)	Saturday, 27 <sup>th</sup> September, 2025
5	Date and Time of E-Auction	Tuesday, 30 <sup>th</sup> September, 2025 From 12.00 pm to 2.00 pm (with unlimited extensions of 5 minutes)

**Notes:**

- The sale will be done by the undersigned through the e-auction platform <https://baanknet.com>
- The terms and conditions of E-Auction and other details of properties are uploaded at the website i.e., <https://baanknet.com>
- Interested bidders can access the e-auction process document from <https://baanknet.com> or can request for sending the same through email to Birendra Kumar Agrawal (Liquidator) at [cirp.ajsimpex@gmail.com](mailto:cirp.ajsimpex@gmail.com)
- Interested bidders are required to compulsorily register themselves on the following website: <https://baanknet.com> under buyer registration and then submit the eligibility documents online on the baanknet website
- The timing for inspection of assets of the corporate debtor shall be from 11.00 am to 5.00 pm.
- **Contact person on behalf of the Liquidator:** a) Rohan R. Yadav (Mobile No.: +91 7977703937), b) Abhishek Singh (Mobile: +91 8446692980); **Email ID:** [cirp.ajsimpex@gmail.com](mailto:cirp.ajsimpex@gmail.com)

**Date:** 29<sup>th</sup> August, 2025**Place:** Mumbai

**Birendra Kumar Agrawal**  
Liquidator of AJS Impex Private Limited  
IBBI/TPA-001/IP-P00564/2017-18/11040