

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

Registered Office: Office No. 211, 2nd 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 on a standalone basis pursuant to Regulation 32 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 on a Standalone basis pursuant to Regulation 32 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	25,01,491	2,50,000	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	1,96,36,731	19,60,000	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	1,32,43,611	13,20,000	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	92,04,885	9,20,000	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	2,60,10,202	26,00,000	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	2,22,56,851	22,20,000	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	93,91,162	9,30,000	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	1,45,07,505	14,50,000	2,00,000
Lot 9	Flat No. 42, 4th Floor, Krishna Apartment, Off Laxman Mahtre Road, Navagaon, village Manpeshwar, Dahisar (W), Taluka - Borivali (W), Mumbai 400103	465 Sq Ft Carpet	37,39,193	3,70,000	50,000




E-Auction process timelines:

Sr No	Particulars	Dates
1	Last date for submission of Eligibility documents by bidders	Monday, 8 December, 2025
2	Assets Inspection Start Date	Monday, 10 November, 2025
3	Asset Inspection End Date	Wednesday, 10 December, 2025
4	Last date for deposit of Earnest Money Deposit (EMD)	Wednesday, 10 December, 2025
5	Date and Time of E-Auction	Friday, 12 December, 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
- 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) Abhishek Singh (Mobile: +91 8446692980); **Email ID:** cirp.ajsimpex@gmail.com

Date: 10th November, 2025

Place: Mumbai



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

