RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104-106, Gala Argos, Nr Harikrupa Tower, Gujarat College Rd, Ahmedabad- 380006 Tel- 079 45932702

PUBLIC NOTICE FOR SALE

E - AUCTION Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) & 8(6) for Immovable Asset of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/Mortgagors and Guarantors that the below described Immovable asset mortgaged/charged to Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) of Secured Creditor will be sold on "As is, Where is" "As is, What is", "Whatever there is" and "without Recourse" basis for recovery of dues from Borrower & Guarantors.

Name of the Borrower / Mortgagors / Guarantor	Particulars of the Property	Possession Status	Outstanding Dues with further interest & cost thereon	Reserve Price	EMD Amount	Inspection Date
Borrower: M/s Jaylon Impex India Private Limited **Guarantor:** Mr. Jai Kaushik (initiated PIRP), Mr. Karan J. Kaushik and Mrs. Pushpa Jai Kaushik	Residential – cum - Office premise admeasuring 600 Sq. Ft Carpet area (719.04 sq.ft. build up area) in the name of Jaylon Impex India Pvt Ltd at Flat No 6, 2nd Floor, New Commonwealth Cooperative Housing Society Limited., 229, Linking Road, Bandra (west), Mumbai – 400 050 (CTS No. F/766).	Physical	Rs. 179.77 Cr as on 24.12.2025	Rs. 4,66,50,000/-	Rs. 0.47 Cr.	05.12.2026 (11:00 AM to 1:00 PM)

Gist of the terms & conditions appearing in Bid Document

Date & Time of E-Auction: 10.12.2026 (Thursday) from 01:00 PM to 02:00 PM (with auto extension clause in case of bid in last five minutes before closing) *Last Date of **EMD Payment: 09.12.2026 (Wednesday) up to 05PM** * E-auction for property above is under Swiss Challenge Method to discover the market price and based on an existing offer in hand. Any purchaser interested to buy the property may offer a higher amount. The first right to refusal to match the higher offer will be with the Original Offeror and in case the Original Offeror fails to match the higher price, the property may be sold to such bidder who has submitted a higher offer. *The Auction will be conducted through online portal: https://sarfaesi.auctiontiger.net, as per the further terms and conditions of the Tender Document and as per the procedure set out therein.* The Tender Document can be obtained from https://sarfaesi.auctiontiger.net *Each Bid has to be supported by a deposit of the EMD as per the terms and conditions detailed in the Tender Document. *The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. *The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including EMD. *The Bids may be increased in multiples of Rs. 15,00,000/- (Rupees Fifteen Lakh Only). *In the event the auction scheduled herein above fails for any reason whatsoever, Rare ARC has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002 *At any stage of the auction, the Authorized officer may accept / reject / modify / cancel the bid / offer or post-pone /cancel auction, without assigning any reason thereof and without any prior notice. * For Queries related to User ID/password, Bidder may contact at any working day during office hours to Rare ARC's service provider: e-Procurement Technologies Ltd., (Auction Tiger), on email id: support@auctiontiger.net or on mobile no.: 91-9265562818, 9265562821, 9374519754 * For any query related to the auction, Bidder may contact to Rare ARC at any working day during office hours to: Mr. Kunjal Aacharya (AO), Rare ARC, Mobile No.- 9924119996 / 7069960299 or Email: shahinj@rarearc.com / snehal@rarearc.com / Jinals@rarearc.com , Website: www.rarearc.com

Statutory 15 Days sale notice under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002

Borrowers/Guarantors/Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of Secured Creditor.

Place: Ahmedabad
Date: 24.11.2026

Sd/- Authorized Officer,
Rare Asset Reconstruction Limited