



JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

Corporate Identity Number: U67190MH2007PLC74287

Registered Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025

Contact Person: 1. Amol Gole- 9850445889, 2. Rohan Sawant- 9833143013, 3. Yash Oza - 022 - 6224 1676

E-Auction Sale Notice - Fresh Sale

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JM FARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JM FARC - Aranya - Trust. It is to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (30-05-2025)
Loan Code No.: 70400001618, Aurangabad (Branch), Pritam Prakashrao Kulkarni (Borrower), Pranita Bhanudas Joshi (Co Borrower 1)	Dt: 19-08-2020, Rs. 6,34,490/- (Rs. Six lakh Thirty Four Thousand Four Hundred Ninety Only)	All The piece and Parcel of the Property having an extent:- Flat No. 17, Ekla Swroop Gut No. 3, Plot No. 45, 46 Satara Nr. Ekta Hotel Aurangabad Maharashtra:- 431005 Boundaries As:- North: Flat no 18 South: Open to sky East: Open to sky West: flat no 15	Rs. 16,20,000/- (Rs. Sixteen lakh Twenty Thousand Only)	Rs. 1,62,000/- (Rs. One lakh Sixty Two Thousand Only)	Rs. 9,21,562/- (Rs. Nine lakh Twenty One Thousand Five Hundred Sixty Two Only)
Loan Code No. 01700006276, Akola (Branch), Kailash C Pasrate (Borrower), Kiran Kailas Pasarte (Co Borrower 1)	Dt: 21-06-2022, Rs. 16,52,953/- (Rs. Sixteen lakh Fifty Two Thousand Nine Hundred Fifty Three Only)	All The piece and Parcel of the Property having an extent:- Flat No 5, Third Floor, Aadhar/Residency, Jambhurun Road Nr Bus Stand Buldhana Maharashtra:- 443001 Boundaries As:- North: Plot No. 20 South: Plot No. 22 East: Road West: Flat N. 6	Rs. 12,39,120/- (Rs. Twelve lakh Thirty Nine Thousand One Hundred Twenty Only)	Rs. 1,23,912/- (Rs. One lakh Twenty Three Thousand Nine Hundred Twelve Only)	Rs. 25,66,686/- (Rs. Twenty Five lakh Sixty Six Thousand Six Hundred Eighty Six Only)

DATE OF E-AUCTION: 15-07-2025, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 14-07-2025, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/Assetsforsale> OR <https://www.bankauction.in>.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: June 05, 2025, Place: Nagpur

Sd/- (Authorised Officer) (Aranya - Trust)