

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

NOTICE FOR SALE OF IMMOVABLE AND MOVABLE SECURED ASSETS
UNDER THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

JMFARC/Presale/2025-26/May-25/5724

30th May, 2025

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|-----------------------|---|-----------------|
| Branch Address: | Dhiraj Baug, Building "A" Ground & 1st Floor, Hari Niwas Circle, Naupada, Thane (West) - 400602 | |
| Contact Person Name 1 | Vaidehee Byndla | 9821537386 |
| Contact Person Name 2 | Rohan Sawant | 9833143013 |
| Contact Person Name 3 | Yash Oza | 022 - 6224 1676 |

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|-----------------|-------------|
| Application No. | 01408812 |
| Uni Code | 14300002152 |

Yogesh H Jha (Borrower),

Resident Address: Flat No 3, E Wing, Ground Flr , Pandu Hari Enclave, Phase 1, Rai Resi, Gaondevi Road Nagar, Tisgaon, Kalyan East Thane Maharashtra 421306

Office Address: 1103, Quantum Towers, Rambaug Lane, S V Road, Malad West, Nr Next To Chincholi Ptrl Pump Mumbai Mumbai Suburban Maharashtra 400064

Property Address: Flat No.304, 3Rd Floor, Bldg No.34, Poddar Navjeevan Phase 1, Near Atgaon Station, Atgaon(W), Thane Maharashtra :- 421601

Rima Yogesh Jha (Co Borrower 1)

Flat No 3, E Wing, Ground Flr, Pandu Hari Enclave, Phase 1, Rai Resi, Gaondevi Road Nagar, Tisgaon, Kalyan East Thane Maharashtra 421306

JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

Regd. Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

T: +91 22 6630 3030 F: +91 22 6630 3335 www.jmfinancialarc.com



WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 8(6) and Rule 6(2) of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules") possession of which has been taken over under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the aforesaid Enforcement Rules.

1. **WHEREAS** the Authorized Officer of erstwhile Dewan Housing Finance Corporation Limited, now Piramal Capital & Housing Finance Limited) under the SARFAESI Act and in exercise of powers conferred under Section 13 (12) of the aforementioned act read with Rule 3 of the Enforcement Rules, issued demand notice dated 22-05-2021 calling upon **Yogesh H Jha ("Borrower(s))", Rima Yogesh Jha, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 09-01-2021 together with interest at contractual rate and expenses, costs, charges etc., due thereon till the date of payment within 60 (Sixty) days from the date of receipt of the aforesaid demand notice.
2. **AND WHEREAS**, subsequently Piramal Capital & Housing Finance Limited assigned the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefor in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya -Trust ("**JMFARC**") vide assignment agreement dated March 29, 2023.
3. **AND WHEREAS**, the aforementioned Borrower(s) and Co-borrower(s) having failed to repay the outstanding dues or any part thereof as mentioned in the aforesaid demand notice, the Authorised officer of Secured Creditor took over the Physical possession of the Said Properties under Section 13(4) of the SARFAESI Act read with Rule 8 and other applicable rules of the Enforcement Rules on 12-03-2025.
4. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act, read with Rule 8(5), Rule 8(6) and other applicable rules of the Enforcement Rules, notice is hereby given to you that the Said Properties shall be sold by the Authorised Officer of JMFARC on "**AS IS WHERE IS**", "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**" basis by way of public auction (through e-auction) after the expiry of 30 (Thirty) days from the date of this notice.



Please find below details of Public Auction:

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| Amount of secured debt as on Date: 30-05-2025 | Rs. 1698032/-, (Rs. Sixteen lakh Ninety Eight Thousand Thirty Two Only) |
| Description of the Said Properties | All The piece and Parcel of the Property having an extent :- Flat No.304, 3Rd Floor, Bldg No.34, Poddar Navjeevan Phase 1, Near Atgaon Station, Atgaon(W), Thane Maharashtra :- 421601 Boundaries As :- North : internal bldg South : internal bldg East : internal bldg West :internal bldg |
| Reserve price (In Rs.) | Rs. 1405050/-,(Rs. Fourteen lakh Five Thousand Fifty Only) |
| Date and time of public auction | On 15-07-2025 between 11.00 AM to 1.00 PM |
| Venue | Company Name: M/s 4 closure, Name of Representative: Mr. Nitesh Pawar; Contact No: 8142000725; Site: https://bankauctions.in/ . |
| Earnest Money Deposit (In Rs.) | Rs. 140505/-, (Rs. One lakh Forty Thousand Five Hundred Five Only) <u>LAST DATE OF BID SUBMISSION: 14-07-2025, BEFORE 4.00 P.M.</u> |

SCHEDULE

| Description of the Said Properties |
|---|
| All The piece and Parcel of the Property having an extent :- Flat No.304, 3Rd Floor, Bldg No.34, Poddar Navjeevan Phase 1, Near Atgaon Station, Atgaon(W), Thane Maharashtra :- 421601 Boundaries As :- North : internal bldg South : internal bldg East : internal bldg West :internal bldg |

Attention is drawn of the Borrower(s) and Co-borrower(s) to sub-section (8) of Section 13 of the SARFAESI Act for the time available to redeem the above-mentioned Said Properties.

Yours faithfully,


Authorised Officer

For JM Financial Asset Reconstruction Company Ltd.
(Acting in its capacity as trustee of Aranya – Trust)

