

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6839

07 November'2025

Branch Address:	No. 13, Old No. 5, 1st Main Road Near Kodava Samaja, Vasanth Nagar Bengaluru, Karnataka- 560052	
Contact Person Name 1	Raghavendra Gowda	9686463502
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Sinduja Pillai	022 - 6224 1676

Application No.	01751858
Uni Code	00200006124

Babu Rao (Borrower),

Resident Address: No 97, 1st Floor, 1st Main 3rd Cross No 97, 1st Floor, 1st Main 3rd Cross Near Ambhabhavani Temple, Bangalore Bengaluru Karnataka 560097

Office Address: Samruddi Venture Park, 5th Floor, Midc Central Road, Mumbai Mumbai Suburban Maharashtra 400093

Property Address: Site No. 14, Woodland Layout NA Bylakere Village, Hesaraghatta Hobli Bylakere Village, Hesaraghatta Hobli Bangalore North Taluk Bangalore Karnataka IN 560097

Jabita J (Co Borrower 1)

No 97, 1st Floor, 1st Main 3rd Cross Bhel Layout, Chikkabettahalli, Near Ambhabhavani Temple, Bangalore Bengaluru Karnataka 560097

JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

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

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

Corporate Office: Unit no. 22, 2nd Floor, Lloyds Centre Point, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.



WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 8(6) 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 16-06-2021 calling upon **Babu Rao ("Borrower(s)"), Jabita J, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 11-04-2021 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 29-03-2023.
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 Symbolic Possession 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 17-09-2022.
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:

Amount of secured debt as on Date: 07-11-2025	Rs. 2795026/-, (Rs. Twenty Seven lakh Ninety Five Thousand Twenty Six Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Site No. 14, Woodland Layout NA Bylakere Village, Hesaraghatta Hobli Bylakere Village, Hesaraghatta Hobli Bangalore North Taluk Bangalore Karnataka IN 560097
Reserve price (In Rs.)	Rs. 2770000/-, (Rs. Twenty Seven lakh Seventy Thousand Only)
Date and time of public auction	On 18-12-2025 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. 277000/-, (Rs. Two lakh Seventy Seven Thousand Only) <u>LAST DATE OF BID SUBMISSION: 17-12-2025, BEFORE 4.00 P.M.</u>

SCHEDULE

Description of the Said Properties
All The piece and Parcel of the Property having an extent :- Site No. 14, Woodland Layout NA Bylakere Village, Hesaraghatta Hobli Bylakere Village, Hesaraghatta Hobli Bangalore North Taluk Bangalore Karnataka IN 560097

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)