

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6869

Branch Address:	CITY PLAZA, CTS No 4824/A3/B, 3rd Floor, Above Adishwar Electronics, S. P. Office Road near Kolhapur Circle, Nehru Nagar, Belgaum, Karnataka. 590010	
Contact Person Name 1	Mallikarjun G. Hadagali	9620686817
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Sinduja Pillai	022 - 6224 1676

Application No.	01569081
Uni Code	01200003199

Prahlada R B (Borrower),

Resident Address: Ashirvada Nilaya, Edabettu, Sastan, Moodahadu, Near Milk Dairy, Udupi Dakshin Kannada Karnataka 576226

Office Address: Do No 11-105/1b, Elwin Appartment Near Irmize Church Main Road, Shirva Manchakal, Udupi Dakshin Kannada Karnataka 576226

Property Address: Sy No.9/2a4(p), plot No. 1 NA Near Maszid ,mallar Village, Kapu Near Maszid ,mallar Village, Kapu Udupi Taluk Udupi Karnataka IN 576226

Seetharama Bhandary (Guarantor 1)

S/o Kalu Bhandary, Patte Kelembiri 1-267 Belandoor, Kaimana Post, Belandooru, Kaimana, Puttur Dakshin Kannada Karnataka 574202

JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

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

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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**, Piramal Capital & Housing Finance Limited erstwhile Dewan Housing Finance Corporation 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.
2. **AND WHEREAS**, subsequently the Authorized Officer of JMFARC 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 28-05-2024 calling upon **Prahlada R B ("Borrower(s))**, **Seetharama Bhandary, ("Co-borrower(s))** **Seetharama Bhandary ("Guarantor(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 03-11-2019 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.
3. **AND WHEREAS**, the aforementioned Borrower(s), Co-borrower(s) and Guarantor(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 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 30-07-2025.
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:

Amount of secured debt as on Date: 07-11-2025	Rs. 5921033/-, (Rs. Fifty Nine lakh Twenty One Thousand Thirty Three Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Sy No.9/2a4(p),plot No. 1 NA Near Maszid ,mallar Village, Kapu Near Maszid ,mallar Village, Kapu Udupi Taluk Udupi Karnataka IN 576226
Reserve price (In Rs.)	Rs. 2410000/-,(Rs. Twenty Four lakh Ten 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. 241000/-, (Rs. Two lakh Forty One 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 :- Sy No.9/2a4(p),plot No. 1 NA Near Maszid ,mallar Village, Kapu Near Maszid ,mallar Village, Kapu Udupi Taluk Udupi Karnataka IN 576226

Attention is drawn of the Borrower(s) and Co-borrower(s) and Guarantor(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)