

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6863

07 November'2025

Branch Address:	1st Floor, Pushpa Heights, Bibvewadi, Pune -411037	
Contact Person Name 1	Machindra Bhojane	9970176999
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Yash Oza	022 - 6224 1676

Application No.	01680274
Uni Code	25900000477

Himmat Kisan Chavan (Borrower),

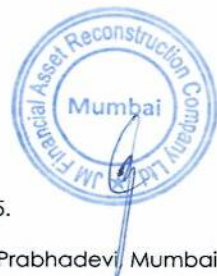
Resident Address: 4/323, Ravindra Nagar, Karwanchi Wadi, Ratnagiri, Ratnagiri
Ratnagiri Maharashtra 415639

Office Address: 4/323, Ravindra Nagar, Karwanchi Wadi, Ratnagiri, Ratnagiri Ratnagiri
Maharashtra 415639

Property Address: Flat No. D302/D402, Third Floor, D Wing, Royal City Park, S No. 22
Hissa No.6C,Ravindra Nagar,Karwanchi Wadi,Kuwarbav, Ratnagiri Ratnagiri
Maharashtra - 415612

Laxmi Kisan Chavan (Co Borrower 1)

4/323, Ravindra Nagar, Karwachi Wadi, Ratnagiri, Ratnagiri Ratnagiri Maharashtra
415639



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 19-12-2019 calling upon **Himmat Kisan Chavan ("Borrower(s))", Laxmi Kisan Chavan, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 01-10-2019 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.
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 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 21-08-2025.
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.

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Please find below details of Public Auction:

Amount of secured debt as on Date: 07-11-2025	Rs. 3372829/-, (Rs. Thirty Three lakh Seventy Two Thousand Eight Hundred Twenty Nine Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Flat No. D302/D402, Third Floor, D Wing, Royal City Park, S No. 22 Hissa No.6C,Ravindra Nagar,Karwanchi Wadi,Kuwarbav, Ratnagiri Ratnagiri Maharashtra - 415612
Reserve price (In Rs.)	Rs. 2590000/-,(Rs. Twenty Five lakh Ninety 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. 259000/-, (Rs. Two lakh Fifty Nine 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 :- Flat No. D302/D402, Third Floor, D Wing, Royal City Park, S No. 22 Hissa No.6C,Ravindra Nagar,Karwanchi Wadi,Kuwarbav, Ratnagiri Ratnagiri Maharashtra - 415612

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)



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