

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6835

07 November'2025

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|-----------------------|---|-----------------|
| 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 |

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|-----------------|-------------|
| Application No. | 01900806 |
| Uni Code | 21500044075 |

Lakshmipathi K (Borrower),

Resident Address: 358, 1st Floor, 6th Cross, Nr Thri Nethra Circle, Mysore Maysuru Karnataka 570002

Office Address: 81/10 Antel Lope Plaze Vattal, Nagaraj Road, Rajasinagar, Bangalore Bengaluru Karnataka 560021

Property Address: Site no. 58, lucky homes, balajigapade NA village, hosahudya gram panchyath, nandi village, hosahudya gram panchyath, nandi hobli, chickbalapura taluk Chikkaballapur Karnataka IN 562101

Shwetha S (Co Borrower 1)

358, 1st Floor, 6th Cross, Nr Thrinethra Circle, Mysore Maysuru Karnataka 570002

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** 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 16-06-2020 calling upon **Lakshmipathi K ("Borrower(s))**, **Shwetha S, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 01-02-2020 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 20-04-2022.
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:

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| Amount of secured debt as on Date: 07-11-2025 | Rs. 1587726/-, (Rs. Fifteen lakh Eighty Seven Thousand Seven Hundred Twenty Six Only) |
| Description of the Said Properties | All The piece and Parcel of the Property having an extent :- Site no. 58, lucky homes, balajigapade NA village, hosahudya gram panchyath, nandi village, hosahudya gram panchyath, nandi hobli, chickbalapura taluk Chikkaballapur Karnataka IN 562101 |
| Reserve price (In Rs.) | Rs. 880000/-,(Rs. Eight lakh Eighty 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. 88000/-, (Rs. Eighty Eight 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. 58, lucky homes, balajigapade NA village, hosahudya gram panchyath, nandi village, hosahudya gram panchyath, nandi hobli, chickbalapura taluk Chikkaballapur Karnataka IN 562101 |

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)

