

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6832

07 November'2025

Branch Address:	Office No. 211 and 212, 2nd Floor 'Titanium' Shalimar Corporate Park, Vibhuti Khand, Gomti Nagar, Lucknow – 226010	
Contact Person Name 1	Prashant Pandey	7054013999
Contact Person Name 2	Varun Kumar	8445422518
Contact Person Name 3	Jyoti Sawant	022 - 6224 1676

Application No.	01599359
Uni Code	06000006949

Vipin Srivastava (Borrower),

Resident Address: House No C 106, Sector A Maha Nagar, Near Civil Hospital  
Mahanagar, Lucknow Lucknow Uttar Pradesh 226006

Office Address: 1st Floor, Shiva Plaza, Near 1st Crossing Aliganj, Near Civil Hospital  
Mahanagar, Lucknow Lucknow Uttar Pradesh 226001

Property Address: Plot No. 187, Block- A, Part Of Khasra No. 303 Ka, At Village- Dasauli,  
Pargana Mahona, Tehsil- B K T Lucknow Lucknow Uttar Pradesh 226020

Monika Srivastava (Co Borrower 1)

No C 106, Sector A Maha Nagar, Near Civil Hospital Mahanagar, Lucknow Lucknow  
Uttar Pradesh 226006



**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](http://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.**

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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 18-12-2021 calling upon **Vipin Srivastava ("Borrower(s))**, **Monika Srivastava, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 09-11-2021 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 Plot 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 19-09-2022.
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:

<b>Amount of secured debt as on Date: 07-11-2025</b>	Rs. 815215/-, (Rs. Eight lakh Fifteen Thousand Two Hundred Fifteen Only)
<b>Description of the Said Properties</b>	All The piece and Parcel of the Property having an extent :- Plot No. 187, Block- A, Part Of Khasra No. 303 Ka, At Village- Dasauli, Pargana Mahona, Tehsil- B K T Lucknow Lucknow Uttar Pradesh 226020
<b>Reserve price (In Rs.)</b>	Rs. 710000/-, (Rs. Seven lakh Ten Thousand Only)
<b>Date and time of public auction</b>	<b>On 18-12-2025 between 11.00 AM to 1.00 PM</b>
<b>Venue</b>	Company Name: M/s 4 closure, Name of Representative: Mr. Nitesh Pawar; <b>Contact No: 8142000725; Site: <a href="https://bankauctions.in/">https://bankauctions.in/</a>.</b>
<b>Earnest Money Deposit (In Rs.)</b>	Rs. 71000/-, (Rs. Seventy One Thousand Only) <b><u>LAST DATE OF BID SUBMISSION: 17-12-2025, BEFORE 4.00 P.M.</u></b>

#### SCHEDULE

Description of the Said Properties
<b>All The piece and Parcel of the Property having an extent :- Plot No. 187, Block- A, Part Of Khasra No. 303 Ka, At Village- Dasauli, Pargana Mahona, Tehsil- B K T Lucknow Lucknow Uttar Pradesh 226020</b>

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)