

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6847

07 November'2025

Branch Address:	Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai 400067	
Contact Person Name 1	Savita Yadav	9819960721
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Yash Oza	022 - 6224 1676

Application No.	00578562
Uni Code	05000005718

Vinayak Appaji Kulkarni (Borrower),

Resident Address: 550/2, Officers Qtr., Naval St. Karanja, Nad-karanja, Via- Uran,  
Raigad Raigad Maharashtra 400704

Office Address: Naval Station Karanja, Nad- Karanja, Uran Raigad Raigad Maharashtra  
400704

Property Address: 205, A - 3 Buildg., 1St Floor, Tanaji Malusare City, Shirse - Akurle  
Villages, Karjat (W). Raigad Maharashtra :- 410201



**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 31-08-2017 calling upon **Vinayak Appaji Kulkarni ("Borrower(s)")** to repay the amounts as mentioned under the aforesaid notices, being as on 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) 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 24-12-2024.
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. 633865/-, (Rs. Six lakh Thirty Three Thousand Eight Hundred Sixty Five Only)
<b>Description of the Said Properties</b>	All The piece and Parcel of the Property having an extent :- 205, A - 3 Buildg., 1St Floor, Tanaji Malusare City, Shirse - Akurle Villages, Karjat (W). Raigad Maharashtra :- 410201
<b>Reserve price (In Rs.)</b>	Rs. 700000/-,(Rs. Seven lakh Only)
<b>Date and time of public auction</b>	On 18-12-2025 between 11.00 AM to 1.00 PM
<b>Venue</b>	Company Name: M/s 4 closure, Name of Representative: Mr. Nitesh Pawar; <b>Contact No:</b> 8142000725; Site: <a href="https://bankauctions.in/">https://bankauctions.in/</a> .
<b>Earnest Money Deposit (In Rs.)</b>	Rs. 70000/-, (Rs. Seventy Thousand Only) <b>LAST DATE OF BID SUBMISSION: 17-12-2025, BEFORE 4.00 P.M.</b>

#### SCHEDULE

Description of the Said Properties
All The piece and Parcel of the Property having an extent :- 205, A - 3 Buildg., 1St Floor, Tanaji Malusare City, Shirse - Akurle Villages, Karjat (W). Raigad Maharashtra :- 410201

Attention is drawn of the 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)

