

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6824

07 November'2025

Branch Address:	Plot No 2, 1st Floor, Shayam Nagar, Adjacent to Hotel Debuture, Namaste Chowk, Karnal, Haryana - 132001	
Contact Person Name 1	Rabindra Prasad	9814741973
Contact Person Name 2	Varun Kumar	8445422518
Contact Person Name 3	Jyoti Sawant	022 - 6224 1676

Application No.	01636613
Uni Code	14100004555

Bhagwan Dass (Borrower),

Resident Address: Ward No 7 Village Bali Nagar, Gharaunda Karnal Karnal Haryana  
132114

Office Address: Vill Chaura Gharaunda Karnal Karnal Haryana 132114

Property Address: Khewat No. 1279, Waka Abadi Ram Nagar NA Araipura Road, ABADI  
RAM NAGAR Araipura Road, ABADI RAM NAGAR NEAR MAA VAISHNO PUBLIC  
SCHOOL Karnal Haryana IN 132114

Indu Devi (Co Borrower 1)

Ward No 7 Village Bali Nagar Gharaunda Karnal Karnal Haryana 132114



**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 20-07-2021 calling upon **Bhagwan Dass ("Borrower(s))**, **Indu Devi, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 09-06-2021 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 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 27-05-2025.
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:

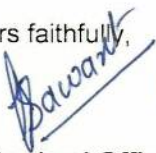
<b>Amount of secured debt as on Date: 07-11-2025</b>	Rs. 2293851/-, (Rs. Twenty Two lakh Ninety Three Thousand Eight Hundred Fifty One Only)
<b>Description of the Said Properties</b>	All The piece and Parcel of the Property having an extent :- Khewat No. 1279, Waka Abadi Ram Nagar NA Araipura Road, ABADI RAM NAGAR Araipura Road, ABADI RAM NAGAR NEAR MAA VAISHNO PUBLIC SCHOOL Karnal Haryana IN 132114
<b>Reserve price (In Rs.)</b>	Rs. 980000/-, (Rs. Nine lakh Eighty 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. 98000/-, (Rs. Ninety Eight 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 :- Khewat No. 1279, Waka Abadi Ram Nagar NA Araipura Road, ABADI RAM NAGAR Araipura Road, ABADI RAM NAGAR NEAR MAA VAISHNO PUBLIC SCHOOL Karnal Haryana IN 132114</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)