

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/May-25/5712

30th May,2025

Branch Address:	Dhiraj Baug, Building "A" Ground & 1st Floor, Hari Niwas Circle, Naupada, Thane (West) - 400602	
Contact Person Name 1	Vaidehee Byndla	9821537386
Contact Person Name 2	Rohan Sawant	9833143013
Contact Person Name 3	Yash Oza	022 - 6224 1676

Application No.	01452025
Uni Code	10900005275

Amruta Ankush Palkar (Borrower),

Resident Address: Bno Flat No 104, C Wing, Chandresh Oasis Chs, Lodha Heaven,
Yadav Nagar, Badlapur E, Badlapur Thane Maharashtra 421503

Office Address: Sevene Properties Pvt Ltd, Unit No 203, Bldg No 5 And 6, Airoli Thane
Maharashtra 400708

Property Address: Flat No. 103, 1St Floor, A- Wing Lodha Complex - Building Chandresh
Upvan Near Marathon Nagari Complex, Shirgaon, Badlapur- E, Thane-421605

Jayesh V Badirke (Co Borrower 1)

Bno Flat No 104, C Wing, Chandresh Oasis Chs, Lodha Heaven, Yadav Nagar, Badlapur
E, Badlapur Thane Maharashtra 421503

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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WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 8(6) and Rule 6(2) 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 24-10-2018 calling upon **Amruta Ankush Palkar ("Borrower(s))", Jayesh V Badirke, ("Co-borrower(s))"** to repay the amounts as mentioned under the aforesaid notices, being as on 01-09-2018 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 March 29, 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 10-01-2025.
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:

Amount of secured debt as on Date: 30-05-2025	Rs. 3369297/-, (Rs. Thirty Three lakh Sixty Nine Thousand Two Hundred Ninety Seven Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Flat No. 103, 1St Floor, A- Wing Lodha Complex - Building Chandresh Upvan Near Marathon Nagari Complex, Shirgaon, Badlapur- E, Thane- 421605 Boundaries As :- North : Building South : C- Wing East : Road West : B- Wing
Reserve price (In Rs.)	Rs. 1560400/-, (Rs. Fifteen lakh Sixty Thousand Four Hundred Only)
Date and time of public auction	On 15-07-2025 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. 156040/-, (Rs. One lakh Fifty Six Thousand Forty Only) <u>LAST DATE OF BID SUBMISSION: 14-07-2025, 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. 103, 1St Floor, A- Wing Lodha Complex - Building Chandresh Upvan Near Marathon Nagari Complex, Shirgaon, Badlapur- E, Thane-421605 Boundaries As :- North : Building South : C- Wing East : Road West : B- Wing

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)

