

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6818

07 November'2025

Branch Address:	A/t: 4th floor, Bhiwapurkar Chambers,, Opp. Yeshwant Stadium, Dhantoli., Nagpur, Maharashtra 440012	
Contact Person Name 1	Amol Gole	9850445889
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Yash Oza	022 - 6224 1676

Application No.	01620173
Uni Code	10400006375

Sunil Satish Tode (Borrower),

Resident Address: H No 132-13, Skin N 2, Cidco, Mulcyndwadi, Aurangabad
Aurangabad Maharashtra 431001

Office Address: Off No 2 3, 2nd Floor, Abc Complex Aadait Road, Near Abc Compelx,
Aurangabad Aurangabad Maharashtra 431001

Property Address: Flat No 18, Plot No.4A &4B , Sai Gharkul , Stilt 2Nd Floor , Uttara
Nagari , Nr.Tathagat Sq Aurangabad Aurangabad Maharashtra :- 431003

Padminibai Tode (Co Borrower 1)

H No 132-13, Skin N 2, Cidco, Mulcyndwadi, Aurangabad Aurangabad Maharashtra
431001

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 29-06-2021 calling upon **Sunil Satish Tode ("Borrower(s)"), Padminibai Tode, ("Co-borrower(s)")** to repay the amounts as mentioned under the aforesaid notices, being as on 12-05-2021 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 11-06-2025.
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: 07-11-2025	Rs. 1869488/-, (Rs. Eighteen lakh Sixty Nine Thousand Four Hundred Eighty Eight Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Flat No 18, Plot No.4A &4B , Sai Gharkul , Stilt 2Nd Floor , Uttara Nagari , Nr.Tathagat Sq Aurangabad Aurangabad Maharashtra :- 431003
Reserve price (In Rs.)	Rs. 1500000/-,(Rs. Fifteen lakh 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. 150000/-, (Rs. One lakh Fifty 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 :- Flat No 18, Plot No.4A &4B , Sai Gharkul , Stilt 2Nd Floor , Uttara Nagari , Nr.Tathagat Sq Aurangabad Aurangabad Maharashtra :- 431003

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)

