

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6819

07 November'2025

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|--------------------------|--|-----------------|
| 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 |

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|-----------------|-------------|
| Application No. | 01622331 |
| Uni Code | 10400006414 |

Madhukar Attam Rathod (Borrower),

Resident Address: Rh No 35, G No 81, Deolai Road, Mirajgave Vishwa, Satara Parisar,
Aurangabad Aurangabad Maharashtra 431010

Office Address: G No 106, Near Madhuban Hotel, Beed By Pass Road, Aurangabad
Aurangabad Maharashtra 431001

Property Address: Flat No 10 3Rd Floor, Swaraj Park Plot No 21 & 22, Gut No 83, Deolai
Road Opp. Vinayak Park,Aurangabad,Aurangabad-431010

Renuka Madhukar Rathod (Co Borrower 1)

Rh No 35, G No 81, Deolai Road, Mirajgave Vishwa, Satara Parisar, Aurangabad
Aurangabad Maharashtra 431010

Kacharu Malhari Ingle (Guarantor 1)

P.no. 41 G.no. 81 Mirajaon Vishwa 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.

T: +91 22 6630 3030 F: +91 22 6630 3335 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.

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 16-06-2020 calling upon **Madhukar Attam Rathod ("Borrower(s))**, **Renuka Madhukar Rathod, Kacharu Malhari Ingle ("Co-borrower(s))**, , , , , ("Guarantor(s)") to repay the amounts as mentioned under the aforesaid notices, being as on 01-02-2020 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), Co-borrower(s) and Guarantor(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 03-06-2025.
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:

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| Amount of secured debt as on Date: 07-11-2025 | Rs. 3049613/-, (Rs. Thirty lakh Forty Nine Thousand Six Hundred Thirteen Only) |
| Description of the Said Properties | All The piece and Parcel of the Property having an extent :- Flat No 10 3Rd Floor, Swaraj Park Plot No 21 & 22, Gut No 83, Deolai Road Opp. Vinayak Park, Aurangabad, Aurangabad-431010 |
| Reserve price (In Rs.) | Rs. 1110000/-, (Rs. Eleven lakh Ten Thousand 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. 111000/-, (Rs. One lakh Eleven Thousand Only) LAST DATE OF BID SUBMISSION: 17-12-2025, BEFORE 4.00 P.M. |

SCHEDULE

| Description of the Said Properties |
|---|
| All The piece and Parcel of the Property having an extent :- Flat No 10 3Rd Floor, Swaraj Park Plot No 21 & 22, Gut No 83, Deolai Road Opp. Vinayak Park, Aurangabad, Aurangabad-431010 |

Attention is drawn of the Borrower(s), Co-borrower(s) and Guarantor(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