

## E-Auction Sale Notice - Fresh Sale

That Piramal Capital and Housing Finance Ltd (formerly known as Dewan Housing and finance corporation Ltd) have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereunder under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMIFARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JMIFARC – Aranya – Trust. It is to notify that PCFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

| Loan Code/ Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)   | Demand Notice Date and Amount  | Property Address _final   | Reserve Price  | Earnest Money Deposit (EMD) (10% of Outstanding Amount)  | Outstanding Amount (01/02/2024)   |
|---|--|---|--|--|---|
| Loan Code No.: 040000059859, Jalgaon (Branch), Abhijeet Prakash Mahajan (Borrower), Rekha Abhijeet Mahajan (Co Borrower 1)    | Dt: 22-05-2021, Rs. 14,25,233/- (Rs. Fourteen lakh Twenty Five Thousand Two Hundred Thirty Three Only)   | All The Piece and Parcel of The Property Having an Extent- Pl No. 21, Unit No.2, Gat No.47/1/4/1A Baba Nagar, Near Maroti Temple Savkheda Shivar, Jalgaon Maharashtra- 425001 Boundaries As:- North: Part of Plot No.21 South: Part of Plot No.21 East: Gat No.48/4 West: Road                                    | Rs. 13,80,000/- (Rs. Thirteen lakh Eighty Thousand Only)     | Rs. 1,38,000/- (Rs. One lakh Thirty Eight Thousand Only) | Rs. 20,37,516/- (Rs. Twenty lakh Thirty Seven Thousand Five Hundred Sixteen Only)           |
| Loan Code No.: 10400005181, Aurangabad (Branch), Arun Sahebra Shirale (Borrower), Archana Arun Shirale (Co Borrower 1)        | Dt: 29-06-2021, Rs. 17,16,270/- (Rs. Seventeen lakh Sixteen Thousand Two Hundred Seventy Only)           | All The Piece and Parcel of The Property Having an Extent- Row House No. 2, P. No. 16 To 19 Gu No. 262, Laxminagar, Opp.Podar School, at Devmurti Jalsa Maharashtra- 431203 Boundaries As:- North: Row H. No. 3 South: Row H. No. 1 East: Road West: Row House No. 9  | Rs. 21,70,00/- (Rs. Twenty One lakh Seventy Thousand Only)   | Rs. 2,17,000/- (Rs. Two lakh Seventeen Thousand Only)    | Rs. 24,16,257/- (Rs. Twenty Four lakh Sixteen Thousand Two Hundred Fifty Seven Only)        |
| Loan Code No.: 10400003444, Aurangabad (Branch), Ashok Mahsub Pawar (Borrower), Pushpa Ashok Pawar (Co Borrower 1)            | Dt: 28-08-2019, Rs. 8,95,068/- (Rs. Eight lakh Ninety Five Thousand Sixty Eight Only)                    | All The Piece and Parcel of The Property Having an Extent- Row House No-12/ A. Plot No. 14/2/2, Sharappur Phata Near Bombay Highway Aurangabad Maharashtra- 431001 Boundaries As:- North: Row House No. 12 South: Open Space. East: 16.00 Ft Road West: Row House No. 5-A   | Rs. 12,00,000/- (Rs. Twelve lakh Only)                       | Rs. 1,20,000/- (Rs. One lakh Twenty Thousand Only)       | Rs. 16,66,085/- (Rs. Sixteen lakh Sixty Six Thousand Eighty Five Only)                      |
| Loan Code No.: 10400007783, Aurangabad (Branch), Balhali Sampatrao Bansode (Borrower), Aarti Balhali Bansode (Co Borrower 1)  | Dt: 18-08-2021, Rs. 18,07,425/- (Rs. Eighteen lakh Seven Thousand Four Hundred Twenty Five Only)         | All The Piece and Parcel of The Property Having an Extent- Flat No. 06, Second Floor Plot No. 41 Sai Plaza Gut No. 16 Prakash Nagar Sata Aurangabad Maharashtra- 431002 Boundaries As:- North: Row House No. 16/ Part South: Flat No. 08 East: Plot No. 42 West: Common Staircase                                 | Rs. 15,40,000/- (Rs. Fifteen lakh Forty Thousand Only)       | Rs. 1,54,000/- (Rs. One lakh Fifty Four Thousand Only)   | Rs. 21,73,597/- (Rs. Twenty One lakh Seventy Three Thousand Five Hundred Ninety Seven Only) |
| Loan Code No.: 04400006129, Jalgaon (Branch), Jamada Ramjan Tadavi (Borrower), Ramjan Iqbal Tadavi (Co Borrower 1)            | Dt: 17-07-2015, Rs. 10,64,370/- (Rs. Ten lakh Sixty Four Thousand One Hundred Sixty Six Only)            | All The Piece and Parcel of The Property Having an Extent- Plot No. 49, Middle From North Part 1 Gat No. 921/2/2, Aadhar Nagar, Gorgawale Road, Nrm Fabricat Boundaries As:- North: Remaining Part Out of This Plot B. No. 2 South: Plot No. 52 East: Plot No. 52 West: Road                                      | Rs. 12,10,000/- (Rs. Twelve lakh Ten Thousand Only)          | Rs. 1,21,000/- (Rs. One lakh Twenty One Thousand Only)   | Rs. 31,74,971/- (Rs. Thirty One lakh Seventy Four Thousand Nine Hundred Seventy One Only)   |
| Loan Code No.: 10400004636, Aurangabad (Branch), Nana Namdeo Ghayatal (Borrower), Ambadas Nanashobh Ghayatal (Co Borrower 1)  | Dt: 20-02-2020, Rs. 6,48,370/- (Rs. Six lakh Forty Eight Thousand Three Hundred Seventy Only)            | All The Piece and Parcel of The Property Having an Extent- Row H. No. A-22, Plot No. 17, Gut No. 98 Part, Sai Vandan, Daraegaon Road, at. Daraegaon, Tal. Dist. Jalsa- 431203 Boundaries As:- North: Row House No. A-21 South: Row House No. A-23 East: Gat No. 86 Part West: Road                                | Rs. 10,10,000/- (Rs. Ten lakh One Thousand Only)             | Rs. 1,01,000/- (Rs. One lakh One Thousand Only)          | Rs. 9,41,166/- (Rs. Nine lakh Forty One Thousand One Hundred Sixty Six Only)                |
| Loan Code No.: 04400003978, Jalgaon (Branch), Prashant Shankar Patil (Borrower), Swapnil Shankar Patil (Co Borrower 1)        | Dt: 22-11-2021, Rs. 5,58,686/- (Rs. Five lakh Fifty Eight Thousand Six Hundred Eighty Six Only)          | All The Piece and Parcel of The Property Having an Extent- North Side P No. 26, G No. 16/6/ & 4, Supreme Colony, Nr Vithal Mandir, Mehrun Shivaji Jalgaon Maharashtra- 425001 Boundaries as:- North: Adj S No. 16/2 South: Remaining Part of This Plot Then Road East: Passage Then Plot No. 27 West: Plot No. 25 | Rs. 12,40,000/- (Rs. Twelve lakh Forty Thousand Only)        | Rs. 1,24,000/- (Rs. One lakh Twenty Four Thousand Only)  | Rs. 7,88,396/- (Rs. Seven lakh Eighty Eight Thousand Three Hundred Ninety Six Only)         |
| Loan Code No.: 10400006608, Aurangabad (Branch), Rahgoji Vishnvh Pundge (Borrower), Surekha Limbiji Balkhande (Co Borrower 1) | Dt: 29-04-2021, Rs. 25,60,836/- (Rs. Twenty Five lakh Sixty Thousand Eight Hundred Thirty Six Only)      | All The Piece and Parcel of The Property Having an Extent- Row H. No. 02, P No. 10, 11, 12, G No. 8, "Prasana Suyash" at. Sundarwadi, Aurangabad Maharashtra- 431003 Boundaries As:- North: Row H. No. 1 South: Row H. No. 3 East: Part of Gut No. 8 West: Road   | Rs. 28,30,000/- (Rs. Twenty Eight lakh Thirty Thousand Only) | Rs. 2,83,000/- (Rs. Two lakh Eighty Three Thousand Only) | Rs. 37,61,125/- (Rs. Thirty Seven lakh Sixty One Thousand One Hundred Twenty Five Only)     |
| Loan Code No.: 04400005340, Jalgaon (Branch), Sachin Nana Patil (Borrower), Ujwala Nana Patil (Co Borrower 1)                 | Dt: 26-04-2022, Rs. 16,50,032/- (Rs. Sixteen lakh Fifty Thousand Thirty Two Only)                        | All The Piece and Parcel of The Property Having an Extent- Duplex Block No.2 Plot No. 11 G No. 165 Jijau Nagar Near Datta Mandir Savkheda Shivar Jalgaon Maharashtra- 425001 Boundaries As:- North: Block No. 1 South: Plot No. 10 East: Remaining Part of Plot West: Road  | Rs. 15,10,000/- (Rs. Sixteen lakh Ten Thousand Only)         | Rs. 1,51,000/- (Rs. One lakh Fifty One Thousand Only)    | Rs. 20,12,833/- (Rs. Twenty lakh Twelve Thousand Eight Hundred Thirty Three Only)           |
| Loan Code No.: 10400007008, Aurangabad (Branch), Sachin Shridip Joshi (Borrower), Shridip Madhukar Joshi (Co Borrower 1)      | Dt: 20-02-2020, Rs. 16,58,848/- (Rs. Sixteen lakh Fifty Eight Thousand Eight Hundred Forty Eight Only)   | All The Piece and Parcel of The Property Having an Extent- Flat No. 08 2nd Floor Sari Apartment Plot No. 25 & Gut No. 61 Satara Parivar Alok Nagar Om Sal Shop Aurangabad Maharashtra- 431001 Boundaries As:- North: Open to Sky South: Flat No. 09 East: Open to Sky West: Staircase & Flat No. 06               | Rs. 20,20,000/- (Rs. Twenty lakh Twenty Thousand Only)       | Rs. 2,02,000/- (Rs. Two lakh Two Thousand Only)          | Rs. 26,83,776/- (Rs. Twenty Six lakh Eighty Three Thousand Seven Hundred Seventy Six Only)  |
| Loan Code No.: 04400006130, Jalgaon (Branch), Sattar Sikandar Tadvi (Borrower), Farida Sattar Tadvi (Co Borrower 1)           | Dt: 23-11-2016, Rs. 8,73,662/- (Rs. Eight lakh Seventy Three Thousand Six Hundred Sixty Two Only)        | All The Piece and Parcel of The Property Having an Extent- G No. 48+49 P No. 38 North Side Block No. A Lokesh Nagar, B/H Hari Om Nagar A Faizpur Road Nr. Patel Pump, At. yawaal Jalgaon Maharashtra- 425301 Boundaries As:- North: Block No. 10 South: Block No. 9 A West: Road                                  | Rs. 78,00/- (Rs. Seven lakh Eighty Thousand Only)            | Rs. 78,00/- (Rs. Seven lakh Eighty Thousand Only)        | Rs. 16,65,193/- (Rs. Sixteen lakh Sixty Five Thousand One Hundred Ninety Three Only)        |
| Loan Code No.: 01700005925, Akola (Branch), Sushil Sadashiv Bagde (Borrower), Sadashiv Bagde (Co Borrower 1)                  | Dt: 22-05-2021, Rs. 14,73,693/- (Rs. Fourteen lakh Seventy Three Thousand Six Hundred Ninety Three Only) | All The Piece and Parcel of The Property Having an Extent- Plot No. 9 B, S No. 3/2, Mouje Rajura, Mardi Road Nr St George School Amravati Maharashtra- 446402 Boundaries As:- North: Plot No. 2 South: 9 M Roadeast: Plot No. 9 A West: Plot No. 10 A   | Rs. 16,80,000/- (Rs. Sixteen lakh Eighty Thousand Only)      | Rs. 1,68,000/- (Rs. One lakh Sixty Eight Thousand Only)  | Rs. 21,89,915/- (Rs. Twenty One lakh Eighty Nine Thousand Nine Hundred Fifteen Only)        |
| Loan Code No.: 10400007355, Aurangabad (Branch), Vijay Shinde (Borrower), Neeta Vijay Shinde (Co Borrower 1)                  | Dt: 21-01-2020, Rs. 13,25,434/- (Rs. Thirteen lakh Twenty Five Thousand Four Hundred Thirty Four Only)   | All The Piece and Parcel of The Property Having an Extent- Flat No. 12, 2nd Floor Gajanan Maharaj Apartment Plot No. 05, Gut No. 16, B/h Ganga Godawari Lown Aurangabad Maharashtra- 431001 Boundaries As:- North: Flat No. 11 South: Open to Sky East: Open to Sky West: Corridor & Staircase                    | Rs. 17,60,000/- (Rs. Seventeen lakh Sixty Thousand Only)     | Rs. 1,76,000/- (Rs. One lakh Seventy Six Thousand Only)  | Rs. 21,43,365/- (Rs. Twenty One lakh Forty Three Thousand Three Hundred Sixty Five Only)    |

DATE OF E-AUCTION: 15-03-2024, FROM 11:00 A.M. TO 02:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 14-03-2024, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/AssetsforSale> or <https://www.bankauctions.in>.

## STATUTORY 30 DAYS NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: 06-02-2024

Place: RoMG-Nagpur

Sd/- (Authorised Officer)  
(Aranya - Trust)

## MANAPPURAM HOME FINANCE LIMITED

FORMERLY MANAPPURAM HOME FINANCE PVT LTD  
CIN : U65923K12010PIC039179  
Regd Office : IV/470A (OLD) W/638A (NEW) Manappuram House Valapad Thrissur, Kerala 680567  
Corp Office : Manappuram Home Finance Limited, Third Floor, Unit No. 301 to 315, A Wing, "Kanakai Wall Street", Andheri-Kurla Road, Andheri East, Mumbai 400093, Maharashtra. Phone No.: 022-66211000, Website : [www.manappuramhomefin.com](http://www.manappuramhomefin.com)

## POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the authorised officer of **Manappuram Home Finance Ltd ("MAHOFIN")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest "Act", 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the security interest (Enforcement) Rules, 2002 issued a **Demand Notice** calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said "Act" read with rule 9 of the said rules. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Manappuram Home Finance Ltd as mentioned below for each of the respective properties:

| Sr. No. | Name Of The Borrower/ Co-Borrower/ Lan/Branch  | Description of Secured Asset In Respect Of Which Interest Has Been Created   | Date of Demand Notice sent & Outstanding Amount | Date of possession |
|---------|--|--|---|--------------------|
| 1       | Varsha Manraj Damahe<br>Manraj Kisan Damahe<br>/MA90COLONS00005009036/<br>Nagpur MHL | House No. 493, At - Chorkhamari, Post - Neri, Tah - Mohadi, Dist - Bhandara, P.O. Betara, Bhandara, Maharashtra, Pin: 441905 | 16-11-2023 & Rs. 3,67,151/-                     | 31-01-2024         |

Date: 6<sup>th</sup> February 2024  
Place: MAHARASHTRASd/-  
Authorised Officer  
Manappuram Home Finance Ltd

## MAHINDRA RURAL HOUSING FINANCE LTD.

Registered Office: 4th Floor, Mahindra Tower, P. K. Kurne Chowk, Worli, Mumbai  
Corporate Office: 400 018 Agastya Corporate Park Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung Lane, Karmali Junction, Kurla West, Mumbai, Maharashtra - 400070.

## POSSESSION NOTICE (for immovable property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of (Mahindra Rural Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) were issued by the Authorised Officer of the company to the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The mentioned borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers in particular that the undersigned has taken **physical possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra Rural Housing Finance Limited for an amount as mentioned herein under with interest thereon.

The borrowers attention is invited to provisions of sub-section 8 of section 13 of the Act, in respect of time available, to redeem the secured asset.

| S.N.O. | Name Of The Borrower(s) / Guarantor(s) (name Of The Branch)  | Description of Secured Asset (Immovable Property)   | Demand Notice Date and Amount   | Date of Possession          |
|--------|--|---|---|-----------------------------|
| 1      | (LC No. XRES52000219234 (636778) Nasavabai Goma Madavi, Dvaraka Dhanendar Kumbhare, Dhanendar Dasaram Kumbhare, Gopichand Harichand East- H/O YADORA DHURVE West- H/O VITTHAL MESHRAM North- H/O MIRA MADAVI South- ROAD | All that piece and parcel of land with construction situated at MALLMATTANO- 08 W.No.120,Village ZARI Tah: TUMSAR, Dist: BANDHARA and bounded as under:- Village AGRI Tah: TUMSAR, Dist: BANDHARA, and bounded as under:- East- H/O JAYALIPATE North- H/O Dhulchandra- South- H/O Ramesh Kharvade | Demand Notice Date-01/01/2020 Rs. 1,06,272 (Rupees ONE LACK SIX THOUSAND TWO HUNDRED SEVENTY TWO Rupess Only) | 02-February-2024 (Physical) |
| 2      | (LC No. XRESTMR00491845 (596474) Shobha Devanand Madavi, Devanand Kavlu Madavi, Jayavanta Kavlu Madavi , Vasanti Hagaru Dabaneku At Zari, Tq, Tumars Dist-Bandha   | All that piece and parcel of land with construction situated at MALLMATTANO- 08 W.No.120,Village ZARI Tah: TUMSAR, Dist: BANDHARA, and bounded as under:- East- H/O Jayalipate North- H/O Dhulchandra- South- H   |   |                             |