

**E-Auction Sale Notice - Subsequent Sale**

That Piramal Capital and Housing Finance 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 thereon 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 26, 2023 ("the Assignment Agreement") in favour of JMFARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFARC - Aranya - Trust. It is to notify that PCHFL 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 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 RP)                            | Outstanding Amount (05-09-2024)  |
|--|---|---|--|--|--|
| Loan Code No.: 20800041538, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 2117255/-, (Rs. Twenty One lakh Seventeen Thousand Two Hundred Fifty Five Only)     | All The piece and Parcel of the Property having an extent :- F no.109, wing B, 1st Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111    | Rs. 1523000/-, (Rs. Fifteen lakh Twenty Three Thousand Only) | Rs. 152300/-, (Rs. One lakh Fifty Two Thousand Three Hundred Only) | Rs. 4389503/-, (Rs. Forty Three lakh Eighty Nine Thousand Five Hundred One Only)           |
| Loan Code No.: 20800041543, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 2036813/-, (Rs. Twenty lakh Thirty Six Thousand Eight Hundred Thirteen Only)        | All The piece and Parcel of the Property having an extent :- F.no.804,a Wing, 8th Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111     | Rs. 1523000/-, (Rs. Fifteen lakh Twenty Three Thousand Only) | Rs. 152300/-, (Rs. One lakh Fifty Two Thousand Three Hundred Only) | Rs. 4223603/-, (Rs. Forty Two lakh Twenty Three Thousand Six Hundred Three Only)           |
| Loan Code No.: 20800041542, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 2036813/-, (Rs. Twenty lakh Thirty Six Thousand Eight Hundred Thirteen Only)        | All The piece and Parcel of the Property having an extent :- F.no.604, a Wing, 6th Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111    | Rs. 1629000/-, (Rs. Sixteen lakh Twenty Nine Thousand Only)  | Rs. 162900/-, (Rs. One lakh Sixty Two Thousand Nine Hundred Only)  | Rs. 4223603/-, (Rs. Forty Two lakh Twenty Three Thousand Six Hundred Three Only)           |
| Loan Code No.: 20800041544, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 2024004/-, (Rs. Twenty lakh Twenty Four Thousand Four Only)                         | All The piece and Parcel of the Property having an extent :- F.no.202,a Wing, 2nd Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111     | Rs. 1572000/-, (Rs. Fifteen lakh Seventy Two Thousand Only)  | Rs. 157200/-, (Rs. One lakh Fifty Seven Thousand Two Hundred Only) | Rs. 4197183/-, (Rs. Forty One lakh Ninety Seven Thousand One Hundred Eighty Three Only)    |
| Loan Code No.: 20800041539, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 2024504/-, (Rs. Twenty lakh Twenty Four Thousand Five Hundred Four Only)            | All The piece and Parcel of the Property having an extent :- Flat no 402, wing A, 4th Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111 | Rs. 1645000/-, (Rs. Sixteen lakh Forty Five Thousand Only)   | Rs. 164500/-, (Rs. One lakh Sixty Four Thousand Five Hundred Only) | Rs. 4197883/-, (Rs. Forty One lakh Ninety Seven Thousand Six Hundred Eighty Three Only)    |
| Loan Code No.: 20800041536, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 1910553/-, (Rs. Nineteen lakh Ten Thousand Five Hundred Fifty Three Only)           | All The piece and Parcel of the Property having an extent :- F.no.305, a Wing, 3rd Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111    | Rs. 1710000/-, (Rs. Seventeen lakh Ten Thousand Only)        | Rs. 171000/-, (Rs. One lakh Seventy One Thousand Only)             | Rs. 3962987/-, (Rs. Thirty Nine lakh Sixty Two Thousand Nine Hundred Eighty Seven Only)    |
| Loan Code No.: 20800041545, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 1893757/-, (Rs. Eighteen lakh Ninety Three Thousand Seven Hundred Fifty Seven Only) | All The piece and Parcel of the Property having an extent :- F.no.403, a Wing, 4th Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111    | Rs. 1572000/-, (Rs. Fifteen lakh Seventy Two Thousand Only)  | Rs. 157200/-, (Rs. One lakh Fifty Seven Thousand Two Hundred Only) | Rs. 3928335/-, (Rs. Thirty Nine lakh Twenty Eight Thousand Three Hundred Thirty Five Only) |
| Loan Code No.: 20800041541, Pune - Bibvewadi (Branch), Maks Technologies (Borrower), Nilesh Pravin Jain (Co Borrower 1) Varsha Nilesh Jain (Co Borrower 2) | Dt: 26-07-2019, Rs. 1894312/-, (Rs. Eighteen lakh Ninety Four Thousand Three Hundred Twelve Only)       | All The piece and Parcel of the Property having an extent :- F no.803, a Wing, 8th Flr, krishna Paradise Mauje Kasar Amboli, gat No 196 And 197 Pune Maharashtra IN 412111    | Rs. 1645000/-, (Rs. Sixteen lakh Forty Five Thousand Only)   | Rs. 164500/-, (Rs. One lakh Sixty Four Thousand Five Hundred Only) | Rs. 3928890/-, (Rs. Thirty Nine lakh Twenty Eight Thousand Eight Hundred Ninety Only)      |

**DATE OF E-AUCTION: 30-09-2024, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 27-09-2024, BEFORE 4.00 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 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**

The above mentioned Borrower/Guarantor are hereby notified 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 : 11.09.2024 | Place : RoMG-Pune

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