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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 29, 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 be notified that PCFHL 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 (25-06-2025)
Loan Code No.: 04500007985, Thane - Naupada (Branch), Mid Shamim Taslim Shaikh (Borrower), Qamar Jahan Mohammed Kamaluddin Shaikh (Co Borrower 1)	Dt: 14-06-2021, Rs. 44,84,260/- (Rs. Forty Four Lakh Eighty Four Thousand Two Hundred Sixty Only)	All The piece and Parcel of the Property having an extent :- Flat No.1103, 11th Floor, J Wing Casa Andriana, Lodha, Codernam Golden Tomarow, Kalyan Shil Rd Dombivli East Thane Maharashtra :- 421201 Boundaries As :- North : Under CTN BLDG South : Under CTN BLDG East : Under CTN BLDG West : Under CTN BLDG	Rs. 32,90,000/- (Rs. Thirty Two Lakh Ninety Thousand Only)	Rs. 3,29,000/- (Rs. Three Lakh Twenty Nine Thousand Only)	Rs. 77,31,098/- (Rs. Seventy Seven Lakh Thirty One Thousand Ninety Eight Only)
Loan Code No.: 10900004238 & 10900006147, Thane - Ambemath (Branch), Prashant Vithoba Narkar (Borrower), Dattaram V Narkar (Co Borrower 1)	Dt: 16-06-2020, Rs. 16,47,403/- (Rs. Sixteen Lakh Forty Seven Thousand Four Hundred Three Only) & Dt: 16-06-2020, Rs. 1,72,650/- (Rs. One Lakh Seventy Two Thousand Six Hundred Fifty Only)	All The piece and Parcel of the Property having an extent :- Flat No.504, 5th Floor, Building No. A/2 Panvelkar Sankul, Near Kharai Naka Karjat Road, Badlapur East, Thane- 421503 Boundaries As:- North : Siddicity Building South : D/5 Building East : A/3 Building West : A/1 Building	Rs. 12,80,000/- (Rs. Twelve Lakh Eighty Thousand Only)	Rs. 1,28,000/- (Rs. One Lakh Twenty Eight Thousand Only)	Rs. 34,32,415/- (Rs. Thirty Four Lakh Thirty Two Thousand Four Hundred Fifteen Only) & Rs. 4,21,833/- (Rs. Four Lakh Twenty One Thousand Nine Hundred Thirty Three Only)
Loan Code No.: 10900003028, Thane - Ambemath (Branch), Shiv Bahadur Rana (Borrower), Simran Shiv Rana (Co Borrower 1)	Dt: 19-05-2018, Rs. 9,54,536/- (Rs. Nine Lakh Fifty Four Thousand Five Hundred Thirty Six Only)	All The piece and Parcel of the Property having an extent :- Flat No.303, 3rd Floor, Bldg No.5, Sai Moreswar Phase-1, Village Wanjarpada Next To Dahiwali, Neral, Raigad- 410101	Rs. 7,70,000/- (Rs. Seven Lakh Seventy Thousand Only)	Rs. 77,000/- (Rs. Seventy Seven Thousand Only)	Rs. 24,11,629/- (Rs. Twenty Four Lakh Eleven Thousand Six Hundred Twenty Nine Only)
Loan Code No.: 18400002447, Thane - Ambemath (Branch), Shivaji Dattatray Mohape (Borrower), Sadhana Shivaji Mohape (Co Borrower 1)	Dt: 19-07-2016, Rs. 9,53,108/- (Rs. Nine Lakh Fifty Three Thousand One Hundred Eight Only)	All The piece and Parcel of the Property having an extent :- A-107, 1st Floor, Milan, Sec-2, Karm Residency, Dhaisai Thane Maharashtra- 421601	Rs. 5,90,000/- (Rs. Five Lakh Ninety Thousand Only)	Rs. 59,000/- (Rs. Fifty Nine Thousand Only)	Rs. 28,23,859/- (Rs. Twenty Eight Lakh Twenty Three Thousand Eight Hundred Fifty Nine Only)
Loan Code No.: 14000001505, Mumbai - Borivali (Branch), Simran Rajpoot (Borrower)	Dt: 18-10-2021, Rs. 19,17,886/- (Rs. Nineteen Lakh Seventeen Thousand Eight Hundred Eighty Six Only)	All The piece and Parcel of the Property having an extent :- F No. 301, 3rd Floor, Building No.08, Sai Complex, Near Viraj Industrial, Palghar Bolisar Road, Mangaon East Thane Maharashtra :- 401501 Boundaries As :- North : Internal Road South : Open Plot East : Open Plot West : Village Hutments	Rs. 9,00,000/- (Rs. Nine Lakh Only)	Rs. 90,000/- (Rs. Ninety Thousand Only)	Rs. 32,37,367/- (Rs. Thirty Two Lakh Thirty Seven Thousand Three Hundred Sixty Seven Only)
Loan Code No.: 11300006488, Navi Mumbai - Panvel (Branch), Vijay Ramgade (Borrower), Ashwini Vijay Ramgade (Co Borrower 1)	Dt: 19-11-2019, Rs. 29,04,930/- (Rs. Twenty Nine Lakh Four Thousand Nine Hundred Thirty Only)	All The piece and Parcel of the Property having an extent :- Flat No 203, 2nd Floor, C Wing, Bldg 2, Jijai Complex Near Talaja Phase II, Ghotgaon, Raigad Maharashtra - 410206 Boundaries As :- North : U/C Building South : Open Plot East : U/C Building West : Open Space	Rs. 18,10,000/- (Rs. Eighteen Lakh Ten Thousand Only)	Rs. 1,81,000/- (Rs. One Lakh Eighty One Thousand Only)	Rs. 59,97,928/- (Rs. Fifty Nine Lakh Ninety Seven Thousand Nine Hundred Twenty Eight Only)
Loan Code No.: 14300002925, Thane - Dombivli (Branch), Vikas Motiram Sakhare (Borrower), Manisha Motiram Sakhare (Co Borrower 1)	Dt: 17-05-2021, Rs. 18,77,702/- (Rs. Eighteen Lakh Seventy Seven Thousand Seven Hundred Two Only)	All The piece and Parcel of the Property having an extent :- Flat No 01, Ground Floor, Bldg No. 55 Poddar Samruddhi Evergreen Karjat Kalyan Road, Kharai Badlapur East Thane Maharashtra :- 421503 Boundaries As :- North : Another Plot South : Bldg No 60 East : Internal Road West : Bldg No 56	Rs. 10,10,000/- (Rs. Ten Lakh Ten Thousand Only)	Rs. 1,01,000/- (Rs. One Lakh One Thousand Only)	Rs. 32,68,254/- (Rs. Thirty Two Lakh Sixty Eight Thousand Two Hundred Fifty Four Only)
Loan Code No.: 04500006625, Thane - Naupada (Branch), Basantkumar Shankarlal Jain (Borrower), Vaneeta Basantlal Jain (Co Borrower 1)	Dt: 28-08-2018, Rs. 67,36,951/- (Rs. Sixty Seven Lakh Thirty Six Thousand Nine Hundred Fifty One Only)	All The piece and Parcel of the Property having an extent :- Flat No. 705, B Wing, 7th Floor, Golden Heaven Chs, Khopat Road, Opp Life Line Hospital, Thane West- 400601, Maharashtra. Boundaries As :- North : Khopat S T Stand South : Opp Life Line Hospital East : Khopat Kolbad Road West : Bldg	Rs. 44,70,000/- (Rs. Forty Four Lakh Seventy Thousand Only)	Rs. 4,47,000/- (Rs. Four Lakh Forty Seven Thousand Only)	Rs. 1,77,08,451/- (Rs. One Crore Seventy Seven Lakh Eight Thousand Four Hundred Fifty One Only)
Loan Code No.: 050000021425, Mumbai - Bandra (Branch), Hrishikesh Mahendra Bhanushali (Borrower), Dipali Hrishikesh Bhanushali (Co Borrower 1)	Dt: 28-06-2021, Rs. 11,09,859/- (Rs. Eleven Lakh Nine Thousand Eight Hundred Fifty Nine Only)	All The piece and Parcel of the Property having an extent :- Plot No.45 & 46, Brooks Village Country Homes Phase-2, Off Karjat- Murbad Road, Village Mankivall, Post Ware Karjat Raigad Maharashtra :- 410201	Rs. 10,70,000/- (Rs. Ten Lakh Seventy Thousand Only)	Rs. 1,07,000/- (Rs. One Lakh Seven Thousand Only)	Rs. 20,83,956/- (Rs. Twenty Lakh Eighty Three Thousand Nine Hundred Fifty Six Only)
Loan Code No.: 14300000648, Dombivli (Branch), Neha Amit Tamhane (Borrower), Amit Pravin Tamhane (Co Borrower 1)	Dt: 23-05-2022, Rs. 45,21,392/- (Rs. Forty Five Lakh Twenty One Thousand Three Hundred Ninety Two Only)	All The piece and Parcel of the Property having an extent :- Flatno.: 602/6, Block, A Wing, Bldg., Gopal Heights, Pl Gaondevi Mandir Road Badlapur Thane Maharashtra:- 421503	Rs. 33,20,000/- (Rs. Thirty Three Lakh Twenty Thousand Only)	Rs. 3,32,000/- (Rs. Three Lakh Thirty Two Thousand Only)	Rs. 73,78,480/- (Rs. Seventy Three Lakh Eighty Thousand Four Hundred Eighty Only)
Loan Code No.: 01300009161, Navi Mumbai (Branch), Ramasray Ramnaresh Yadav (Borrower), Kalavati Ramashray Yadav (Co Borrower 1)	Dt: 17-05-2021, Rs. 23,36,970/- (Rs. Twenty Three Lakh Thirty Six Thousand Nine Hundred Seventy Only)	All The piece and Parcel of the Property having an extent :- Shop No. 5, Ground Floor, A Wing Hameed Class Chsl, Near Papdi Village Chobare Road Vasai (West) Thane Maharashtra :- 401202	Rs. 16,60,000/- (Rs. Sixteen Lakh Sixty Thousand Only)	Rs. 1,66,000/- (Rs. One Lakh Sixty Six Thousand Only)	Rs. 42,63,122/- (Rs. Forty Two Lakh Sixty Three Thousand One Hundred Twenty Two Only)

Loan Code No.: 23600000433, Mumbai-Boisar (Branch), Santosh Parab (Borrower)	Dt: 23-08-2021, Rs. 17,11,667/- (Rs. Seventeen Lakh Eleven Thousand Six Hundred Sixty Seven Only)	All The piece and Parcel of the Property having an extent :- Flat No. 605, 6Th Floor, A Wing, Atlas Thakur Galaxy, Near Yashwant Srushti, Opp Boisar Railway Station, West Thane Maharashtra :- 401501 Boundaries As :- North : By Under Construction Building South : By Internal Road East : By Under Construction. Building West : By Internal Road	Rs. 9,90,000/- (Rs. Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rs. Ninety Nine Thousand Only)	Rs. 3120125/- (Rs. Thirty One Lakh Twenty Thousand One Hundred Twenty Five Only)
Loan Code No.: 04500009161, Thane - Naupada (Branch), Mehboob Kasmani (Borrower), Shabana Mehboob Kasmani (Co Borrower 1)	Dt: 25-01-2019, Rs. 51,41,892/- (Rs. Fifty One Lakh Forty One Thousand Eight Hundred Ninety Two Only)	All The piece and Parcel of the Property having an extent :- Flat No. 607, 6th Floor, Shiv Opal Bldg, Wadhwah Rhodesia, Opp. Bhiwandi Station, Kamatghar, E, Thane Maharashtra 421302 Boundaries As :- North : Bhiwandi Railway Station South : Warehouse East : Open Plot West : Open Plot	Rs. 13,30,000/- (Rs. Thirteen Lakh Thirty Thousand Only)	Rs. 1,33,000/- (Rs. One Lakh Thirty Three Thousand Only)	Rs. 1,16,10,037/- (Rs. One Crore Sixteen Lakh Sixteen Thousand Thirty Seven Only)
Loan Code No.: 02500013956, Mumbai-Vasai West (Branch), Rajesh Rathod (Borrower), Nidhi Shah (Co Borrower 1) Sunder Jina Rathod (Co Borrower 2) Nahida Shaikh (Guarantor 1)	Dt: 29-04-2021, Rs. 29,03,420/- (Rs. Twenty Nine Lakh Three Thousand Four Hundred Twenty Only)	All The piece and Parcel of the Property having an extent :- Flat No 002, Gr. Flr, D Wing, Veena Dynasty Phase 2, Nr. Evershine Last Stop Village Achole Vasai East Thane Maharashtra :- 401208 Boundaries As :- North : Rashmi Residency South : Garden East : C Wing West : E Wing	Rs. 25,60,000/- (Rs. Twenty Five Lakh Sixty Thousand Only)	Rs. 2,56,000/- (Rs. Two Lakh Fifty Six Thousand Only)	Rs. 50,56,837/- (Rs. Fifty Lakh Fifty Six Thousand Eight Hundred Thirty Seven Only)
Loan Code No.: 05000021504, Mumbai-Bandra (Branch), Dnyanoba Sitaram Shedge (Borrower), Ramesh Seetaram Shedge (Co Borrower 1)	Dt: 24-09-2021, Rs. 25,46,622/- (Rs. Twenty Five Lakh Forty Six Thousand Six Hundred Twenty Two Only)	All The piece and Parcel of the Property having an extent :- Flat No.803, Wing D, Rhine, Casa Rio Gold, Opp. Riverwood Park, Kalyan Shill Road, Dombivli East Thane Maharashtra :- 421301	Rs. 25,10,000/- (Rs. Twenty Five Lakh Ten Thousand Only)	Rs. 2,51,000/- (Rs. Two Lakh Fifty One Thousand Only)	Rs. 46,22,679/- (Rs. Forty Six Lakh Twenty Two Thousand Six Hundred Seventy Nine Only)
Loan Code No.: 14300002209, Thane - Dombivli (Branch), Manoj Babu Waghela (Borrower), Jyoti Manoj Waghela (Co Borrower 1)	Dt: 22-05-2021, Rs. 13,69,631/- (Rs. Thirteen Lakh Sixty Nine Thousand Six Hundred Thirty One Only)	All The piece and Parcel of the Property having an extent :- Flat No 001, Ground Floor, Bld K6 Xrbia Warai Village Neral Thane Maharashtra :- 410201 Boundaries As :- North : BLD South : BLD East : BLD West : Open Space	Rs. 8,40,000/- (Rs. Eight Lakh Forty Thousand Only)	Rs. 84,000/- (Rs. Eighty Four Thousand Only)	Rs. 25,49,711/- (Rs. Twenty Five Lakh Forty Nine Thousand Seven Hundred Eleven Only)
Loan Code No.: 10900004797, Thane - Ambemath (Branch), Arney Balkrishna Bagade (Borrower), Balkrishna Vasant Bagade (Co Borrower 1)	Dt: 14-06-2021, Rs. 18,91,514/- (Rs. Eighteen Lakh Ninety One Thousand Five Hundred Fourteen Only)	All The piece and Parcel of the Property having an extent :- Flat No-304, 3RD Floor, Bldg No-136, Samrudhni Evergreen, Type B4, Karjat Rd, Opp Prime Water Co. Sape, Badlapur West, Thane Maharashtra :- 421503 Boundaries As :- North : BLDG No. 135 South : SER RD/ Club House East : BLDG No. 127 West : BLDG No. 137	Rs. 11,60,000/- (Rs. Eleven Lakh Sixty Thousand Only)	Rs. 1,16,000/- (Rs. One Lakh Sixteen Thousand Only)	Rs. 35,40,521/- (Rs. Thirty Five Lakh Forty Thousand Five Hundred Twenty One Only)
Loan Code No.: 11300006592, Navi Mumbai - Panvel (Branch), Ramesh Kisan Raut (Borrower), Arti Ramesh Raut (Co Borrower 1)	Dt: 20-07-2021, Rs. 16,51,008/- (Rs. Sixteen Lakh Fifty One Thousand Eight Only)	All The piece and Parcel of the Property having an extent :- Flat No.302, 3rd Floor, A Wing Bldg No.8 Tulip Bldg, Nimiti Garden Phase II, Umrol Raigardi (Mh) Maharashtra in 410206 Boundaries As :- North : Internal Road South : OPEN PLOT East : BLDG West : BLDG	Rs. 13,60,000/- (Rs. Thirteen Lakh Sixty Thousand Only)	Rs. 1,36,000/- (Rs. One Lakh Thirty Six Thousand Only)	Rs. 31,57,727/- (Rs. Thirty One Lakh Fifty Seven Thousand Seven Hundred Twenty Seven Only)
Loan Code No.: 25300000788, Navi Mumbai - Khopoli (Branch), Santosh Janu Govekar (Borrower), Shamika Santosh Govekar (Co Borrower 1)	Dt: 22-05-2021, Rs. 14,09,912/- (Rs. Fourteen Lakh Nine Thousand Nine Hundred Twelve Only)	All The piece and Parcel of the Property having an extent :- Flat No 203, 2nd Floor, D Wing Ulhas Nx, Behind Post Office Mamdapur, Neral Karjat Raigad Maharashtra :- 410201 Boundaries As :- North : ROAD South : BLD East : BLD West : BLD	Rs. 12,00,000/- (Rs. Twelve Lakh Only)	Rs. 1,20,000/- (Rs. One Lakh Twenty Thousand Only)	Rs. 25,61,359/- (Rs. Twenty Five Lakh Sixty One Thousand Three Hundred Fifty Nine Only)
Loan Code No.: 11200004136, Navi Mumbai- Vashi (Branch), Santosh Kalika Singh (Borrower), Bebi Devi B (Co Borrower 1)	Dt: 22-05-2021, Rs. 15,64,551/- (Rs. Fifteen Lakh Sixty Four Thousand Five Hundred Fifty One Only)	All The piece and Parcel of the Property having an extent :- Flat No. 201, 2nd Floor Bhethel Garden City Sr. No 1602160516061600 Chinchawali, Khopoli Raigad Maharashtra :- 410203 Boundaries As :- North : Road South : Open Plot East : Open Plot West : Open Plot	Rs. 14,50,000/- (Rs. Fourteen Lakh Fifty Thousand Only)	Rs. 1,45,000/- (Rs. One Lakh Forty Five Thousand Only)	Rs. 28,51,221/- (Rs. Twenty Eight Lakh Fifty One Thousand Two Hundred Twenty One Only)
Loan Code No.: 05000032488 & 05000034347, Mumbai - Bandra (Branch), Prem Ram Kanjani (Borrower), Kavita Kanjani (Co Borrower 1) Jewel India (Co Borrower 2)	Dt: 23-04-2019, Rs. 6,10,97,496/- (Rs. Six Crore Ten Lakh Ninety Seven Thousand Four Hundred Ninety Six Only) & Dt: 26-07-2019, Rs. 93,90,827/- (Rs. Ninety Three Lakh Ninety Thousand Eight Hundred Twenty Seven Only)	All The piece and Parcel of the Property having an extent :- Flat No.501, 5Th Flr, Ventura At One 4 14Th Road, Off Link Pall Hill, Nr, Dominoz Pizza, Khar West, Mumbai Suburban- 400052 Boundaries As :- North : Shreyas Apartment South : Prime Rose Apartment East : 14th Road West : Le Orchid Building	Rs. 5,42,60,000/- (Rs. Five Crore Forty Two Lakh Sixty Thousand Only)	Rs. 54,26,000/- (Rs. Fifty Four Lakh Twenty Six Thousand Only)	Rs. 13,37,26,966/- (Rs. Thirteen Crore Thirty Seven Lakh Twenty Six Thousand Nine Hundred Sixty Six Only) & Rs. 2,08,89,880/- (Rs. Two Crore Eight Lakh Eighty Nine Thousand Eight Hundred Eighty Only)

DATE OF E-AUCTION: 22-07-2025, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 21-07-2025, 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.bankauction.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: July 03, 2025, Place: Mumbai

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