

NOTICE OF SALE TO BORROWERS AND PUBLIC AT LARGE

Sale of Movable & Immovable Assets Charged to **JM Financial Home Loans Limited** Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.

The undersigned as Authorized Officer of JM Financial Home Loans Limited (JMFHLL) has taken over possession of the schedule property under section 13 (4) of the SARFAESI Act.

In case the Borrower/ Co Borrower fails to repay the entire outstanding amount within a period of 30 days from date of this notice, JMFHLL will be at liberty to dispose off the property under the provisions of SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale under the provisions of SARFAESI Act 2002 and The Security Interest (Enforcement) Rules, 2002, as per the terms agreeable to the company for realisation of JMFHLL's dues on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** **"WHATEVER THERE IS"**.

Borrower's Name & Address	Demand Notice date and Possession date	Outstanding Amount Due.
1. Mr. Ashok 2. Mrs.Radha 3. Mr. Dinesh Loan Account Number HUJJ22000023695	House No 111, Patwari Halka No 67, Gram Matangna, Gram Panchayat – Kulawada, Tehsil – Badnagar, Dist – Ujjain, Madhya Pradesh Pin Code – 456222. Boundaries: East: Common Road West: Common Road North: House of Ishwar Singh South: House of Samat Ali Kha	Rs. 7,78,321/- (Rupees Seven Lakh Seventy-Eight Thousand Three Hundred Twenty-One only) outstanding as on 08-Oct-2024
1. Mr. Sardar Nath Jogi 2. Mrs. Mamta Bai Loan Account No. LUJJ23000038336	House No. - 272, Patwari Halka No. - 25, Village - Ranayara Peer, Tehsil - Jharda (Mahidpur), Dist. – Ujjain, Madhya Pradesh - 456441. Area of Property - 3150 Sq. Ft or 292.57 Sq. Mtr. Boundaries: East: Road West: House of Shri Ratanlal North: House of Shri Ramnath South: House of Mangunath	Rs. 8,90,744/- (Rupees Eight Lakh Ninety Thousand Seven Hundred Forty-Four only) outstanding as on 05-Dec-2024.
1. Mr. Shankarilal 2. Mrs. Vinod Baia 3. Mr.Madan Singh Loan Account No. LUJJ23000040994	House No.126, on survey No. 340, P.H. No. 04, (As per Guideline P.H. No. 25) Village - Ranayarapeer, Tehsil, Jharda, District – Ujjain, Madhya Pradesh - 456441. Area of Property - 720 Sq. Feet or 66.91 Sq. Mtr. Boundaries: East: Jagdish West: Amritlal North: Common Way South: Madanlal	Rs. 7,04,722/- (Rupees Seven Lakh Four Thousand Seven Hundred Twenty-Two only) outstanding as on 05-Dec-2024.

Standard terms & conditions for sale of property through Private Treaty are as under:

- Sale through private treaty will be on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS"**
- The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
- The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
- Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- In case of non-acceptance of offer of purchase by JMFHLL, the amount of 10% paid along with the application will be refunded without any interest.
- The property is being sold with all the existing and future encumbrances whether known or unknown to JMFHLL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- JMFHLL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, JMFHLL will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
- In case the borrower approaches JMFHLL and clears the outstanding amount, JMFHLL will have to cancel the deal and will repay the amount paid towards sale consideration back to the prospective buyer.
- Details of Authorised Person – **Name: Mr. Sunil Silawat at Contact: 7067902482 Mail: Sunil.Silawat@jmfll.com**