

E-Auction Sale Notice-Fresh 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 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 (30-05-2025)
Loan Code No. 13400003711, Bhopal (Branch), Narendra Prajapati (Borrower), Arpan Prajapati (Co Borrower 1)	Dt: 23-12-2024, Rs. 6,06,75,883/- (Rs. Six Crore Six lakh Seventy Five Thousand Eight Hundred Eighty Three Only)	All The piece and Parcel of the Property having an extent :- Plot No. 22 Pebble Bay, Phase - 6, Gram Katara Bhopal Madhya Pradesh- 462001 Boundaries As:- North: Proposed Road South: Proposed Boundary Wall East: Undeveloping Plot No. 23. West: undeveloping Plot No. 21.	Rs. 2,12,32,660/- (Rs. Two Crore Twelve lakh Thirty Two Thousand Six Hundred Sixty Only)	Rs. 21,23,266/- (Rs. Twenty One lakh Twenty Three Thousand Two Hundred Sixty Six Only)	Rs. 6,70,50,779/- (Rs. Six Crore Seventy lakh Fifty Thousand Seven Hundred Seventy Nine Only)
Loan Code No. 13400003712, Bhopal (Branch), Narendra Prajapati (Borrower), Arpan Prajapati (Co Borrower 1)	Dt: 23-12-2024, Rs. 6,13,01,173/- (Rs. Six Crore Thirteen lakh One Thousand One Hundred Seventy Three Only)	All The piece and Parcel of the Property having an extent :- Plot No. 21 Pebble Bay, Phase - 6, Gram Katara Bhopal Madhya Pradesh- 462001 Boundaries As:- North: Proposed Road South: Proposed Boundary Wall East: Undeveloping Plot No. 22. West: undeveloping Plot No. 20.	Rs. 2,12,32,660/- (Rs. Two Crore Twelve lakh Thirty Two Thousand Six Hundred Sixty Only)	Rs. 21,23,266/- (Rs. Twenty One lakh Twenty Three Thousand Two Hundred Sixty Six Only)	Rs. 6,77,30,159/- (Rs. Six Crore Seventy Seven lakh Thirty Thousand One Hundred Fifty Nine Only)

DATE OF E-AUCTION: 15-07-2025, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 14-07-2025, 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.banksauction.in>.

STATUTORY 30 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: June 05, 2025, Place: M P

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