

CIN: U67190MH2007PLC174287

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX IV-A [See proviso to Rule 8(6)], Provision to Rule 9(1) of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower(s) Mortagor(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the **JM Financial Asset Reconstruction Company Limited (JMFARC)**, acting in its capacity as trustee of EB Retail 2025 - Trust ("Secured Creditor"), possession of which has been taken by the Authorized Officer of **Equitas Small Finance Bank ("Assignor")**, (Subsequently assigned to JMFARC), will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues in below mentioned accounts. The details of **Borrower'(s), Co-Borrower(s), Mortagor(s)/ Guarantor(s), Secured Assets, Dues Reserve Price/ E-Auction date & time and Bid Increase Amount** are mentioned below:

Name & Address of Borrowers/ Mortgagors/ Guarantors	Description of the Immovable Properties	Reserve Price/ EMD Price/ Bid Increase Price	Loan / Total Dues
1. Mr/Mrs KARUNA PREMDAS PATIL, ("Borrower") C/O Mr/Mrs PREMDAS PATIL	All that Piece & Parcel of the land bearing (Old) Municipal Council Property No.439, (New) Property No. CHRA00007708, Computerized Property No. 04000455, Admeasuring 1232 Sq. Ft.,(i. e. 114.44 Sq. Mtr.), along with construction thereon, Situated at Mauza - Chandur Rly., Zone No. 4, Within the limit of Municipal Council, Chandur Rly., Tahasil - Chandur Rly, Distirict. Amravati. (North by)- House of Vinayakrao Bahadure (South by)- Road (East by)- House of Haribhau Kolhe (West by)- House of Pundlikrao Nandurkar	Rs.1423000 Rs.142300 Rs.10,000	Loan Account No: - ELPAMRVT0056574 / 700007383085 Claim Amount Due Total Outstanding being Rs. 1109778/- as on 03.01.2026 with further interest from 04.01.2026 with monthly rest, charges and costs, etc..
2. Mr/Mrs SUNIL PREMDASJI PATIL, ("Co-Borrower 1") C/O Mr/Mrs PREMDASJI PATIL (Both are residing at Railway Quorter Shivgan Road, Dhamangoan Railway Amravati, Dhamangoan R.S., Dhamangoan R.S., Maharashtra, 444709			

For details and queries on purchase and sale contact no- Shadab Akhtar 9910453434 , Sagar Chavan 7972328475, Swaraj Kale 7709131377 & Prashant Monde - 022-62241676

Encumbrances Known, if any:	Not Known to the Secured Creditor to the best of its knowledge
Date & Time of E-Auction:	16.02.2026 From 11.00 AM to 01.00 PM
Date & Time of Inspection:	22-01-2026 to 06-02-2026 - 10.00 AM to 01.00 PM.
Last date for submission of online application for BID with EMD:	13.02.2026

The intending purchaser/ bidder is required to submit amount of Earnest Money Deposit (EMD) by way of NEFT/RTGS/DD in the account of **"Equitas Small Finance Bank Ltd"** Account No- 200000807725 and IFSC code- ESFB0001001 Bhaaggyam Galleria New No. 18 , Bazzulla Road, T-Nagar, Chennai-600 117, drawn on any nationalized or scheduled bank on or before date: 13.02.2026

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/RetailAssets & https://BidDeal.in>.

Place: Nagpur
Date : 13-01-2026

For JM Financial Asset Reconstruction Company Limited
SD/-Authorised Officer