

NOTICE OF SALE TO BORROWERS AND PUBLIC AT LARGE

Sale of Movable & Immovable Assets Charged to JM Financial Home Loans 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".

Loan Details:

Name of The Borrower(s) / Co-Borrower(s) / Guarantor(s)	Outstanding Amount Due.
1. Mr. Akash Rameshwar Pohokar. 2. Mrs. Vaishali Akash Pohokar Loan Account Number, HAMR24000054376 & LAMR24000054381	Rs.15,03,499/- (Rupees Fifteen Lakh Three Thousand Four Hundred and Ninety-Nine Only) Outstanding as on 05-02-2026.

Mortgage Property Details

SCHEDULE - "A" (Description of Said Plot) : All the piece and parcel of land situated at Mouje - Benoda, Pragane Nandgaon Peth, Tal. & Dist. Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing Field Survey No. 29/1, admeasuring 0 H. 88 R, of which layout conversion is passed in Rev. Case No. N.A.P 34/Benoda-52/1989-90, dated 29.03.1990, out of this Layout Plot No. 21, total admeasuring 333.12 sq. mtrs. (3584.37 sq. ft.), out of this northern side of east west division, admeasuring 1940 sq. ft. (180.29 sq. mtrs), which is bounded as under:- Towards East:- Layout Plot No. 22, Towards West :- Road, Towards North :- Field of others, and, Towards South:- Remaining part of this plot which is hereinafter referred to as the "said plot/land".

SCHEDULE - "B" (Description of Said Flat / Apartment) : "The residential apartment bearing Flat No. 202 (South West Corner), situated at Second Floor of the building/ apartment, having built-up area admeasuring 24.67 sq. mtrs. & Super built-up area admeasuring 42.35 sq. mtrs. The main door of the Apartment has access to the common area. The Apartment consists of living hall, one bedroom, kitchen, toilet and balcony, situated in the building known as "GUNGUN RESIDENCY" constructed on the land/plot described hereinabove, along-with the 12.00% undivided share in the land/plot described in the Schedule "A", which is bounded Towards East :- by Passage, Staircase & thereafter Flat No. 203, Towards West :- by Open Marginal Space and thereafter Road, Towards North :- by Flat No. 201, and, Towards South :- by Remaining part of this Plot"

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

1. Sale through private treaty will be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS"
2. 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.**
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. JMFHLL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, JMFHLL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
13. 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.
14. Details of Authorized Person - Name: Mr. Ishwar Satpute at Contact: 9579217399/ 9423684039 Mail: ishwar.satpute@jmfll.com

Date : 04-05-2026
Place: Maharashtra

For JM Financial Home Loans Limited
S/d Authorized Officer