

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67190MH2007PLC174287

JM Financial

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400025.
Email id: queries.arc@jmfl.com; Contact No. 022-62241676, Website: www.jmfinancialarc.com

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) Mortgagor(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the JM Financial Asset Reconstruction Company Limited (JMFL), 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 JMFL), 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), Mortgagor(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 NITIN DINBANDHU SHIVANKAR, ("Borrower") C/O Mr/Mrs DINBANDHU SHIVANKAR Ward No 9 Gayatri Nagar Near Ratnaparkhi, Shop At Post - Warud Th- Warud Dist - Amravati, Warud, Amravati, Maharashtra, 444906 - Ph: 9860916182 2. Mr/Mrs MANDA DINBANDHU SHIVANKAR, ("Co-Borrower 1") C/O Mr/Mrs DASHRATH Qtr No 115, Kamptee Road Near Nandani, Dr. Ambedkar Marg, Nagpur, Maharashtra, 440017 3. Mr/Mrs SUSHMA NITIN SHIVANKAR, ("Co-Borrower 2") C/O Mr/Mrs VIJAY Ward No 09, Gayatri Nagar Near Ratnaparkhi, Warud, Amravati, Maharashtra, 444906 - Ph: 9860916181	All that piece and parcel of land bearing MHADA Plot No. 115, admeasuring 554.722 Sq.Ft. (51.535 Sq.Mtrs.) including RCC built up area thereon bearing Corporation House No. 1/114 of Mouza- Indora, being the portion of entire land bearing Khasra No. 104/1, 105, 106/1, , bearing City Survey No. 530, Sheet No. 48, situated at Ward No. 57, within the limits of NIT and NMC, Tah. and Distt. Nagpur, North By: Tenement No. 114, South By: Tenement No. 116, East By: Tenement No. 62, West By: Road.	Rs.2452000 Rs.245200 Rs.10,000	Loan Account No: - SEKATOL0404836 / 700006628993 / 200001741193 Claim Amount Due Total Outstanding being Rs. 1909528/- as on 06-11-2025 with further interest from 07-11-2025 with monthly rest, charges and costs, etc.,

Date & Time of E-Auction	: 12.01.2026 From 11.00 AM to 01.00 PM
Date & Time of Inspection	: 16-12-2025 to 30-12-2025 - 10.00 AM to 01.00 PM.
Last date for submission of online application for BID with EMD	: 09.01.2026
Encumbrances Known, if any	: Not Known to the Secured Creditor to the best of its knowledge

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

1. Mr/Mrs VICKY VILASRAO HIRULKAR, ("Borrower") C/O Mr/Mrs VILASRAO HIRULKAR 2. Mr/Mrs USHA VILAS HIRULKAR, ("Co-Borrower 1") C/O Mr/Mrs VILAS HIRULKAR 3. Mr/Mrs VILAS MAHADEVRAO HIRULKAR, ("Co-Borrower 2") C/O Mr/Mrs MAHADEVRAO HIRULKAR (All are residing at Kurum Tq Murtizapur Dist Akola, Murtizapur Akola, Akola, Maharashtra, 444107	All that Piece & Parcel of the land bearing Southern portion of Nazul Plot No.36, Property Type-A, House No.789, as per Tax Receipt, Admeasuring 436.31 Sq.Ft. (i.e. 40.55 Sq. Mtrs.), out of total admeasuring 872.63 Sq. Ft (i.e. 81.1 Sq. Mtrs.), along 700 Sq. Ft., with construction thereon, Situated at Mouza- Kurum, bearing Nazul Sheet No.1, Ward No.3, within the limits of Grampanchayat, Kurum, Tq. Murtizapur, Dist. Akola., North By: Plot of Bashir Khan, South By: Road, East By: Lane, West By: Remaining Portion of this Plot.	Rs.863000 Rs.86300 Rs.10,000	Loan Account No: - SEAMRVT0258013 / 700000585704 Claim Amount Due Total Outstanding being Rs. 1349438/- as on 06-11-2025 with further interest from 07-11-2025 with monthly rest, charges and costs, etc.,
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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- 2000000807725 and IFSC code- ESFB0001001 Bhaggyam Galleria New No. 18 , Bazzulla Road, T-Nagar, Chennai-600 117, drawn on any nationalized or scheduled bank on or before date: 09-01-2026

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 : 08-12-2025

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