JM Financial

BY SPEED POST

NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Ref: JMFARC/Equitas/Sale/2026-27/Oct-26/674 Date : 14.10.2026

Loan Account No.	**200001199977 & 026TL21211870003**

1. **M/s BALAJI ENTERPRISES THROUGH ITS PROPRIETOR MRS. KALPANA BALAJI VADAGAVE (Borrower)** **At:** Shop No.4, Second Floor, Bhujbal Complex, Plot No. J12/5, Near Equitas Bank, Indryani Nagar, Bhosari, Pune, Maharashtra - 411026. **Also At:** Plot No. 12/5, J Block, Indrayani Nagar, Bhosari, Pune, Maharashtra -411026 **Also At:** Plot No.80/14, Flat No.6, Tulsi Appartment, Near Bhakti Park, Sector-7, Indrayani Nagar, Bhosari, Near Bhakti Park, Pune, Maharashtra- 411026.	2. **Mrs. KALPANA BALAJI VADAGAVE W/O MR. BALAJI SHANKARRAO WADGAVE (Mortgagor)** **At:** Plot No.80/14, Flat No.6, Tulsi Appartment, Near Bhakti Park, Sector-7, Indrayani Nagar, Bhosari, Near Bhakti Park, Pune, Maharashtra- 411026
3. **MR. BALAJI SHANKARRAO WADGAVE S/O SH. SHANKARRAO MAHADEVRAO WADGAVE (Co-Applicant/Guarantor & Mortgagor)** **At :** Plot No.80/14, Flat No.6, Tulsi Appartment, Near Bhakti Park, Sector-7, Indrayani Nagar,Bhosari, Near Bhakti Park, Pune, Maharashtra- 411026	

WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable asset under Rule 9(1) & 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules") possession of which has been taken over under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the aforesaid Enforcement Rules.

JM Financial Asset Reconstruction Company Ltd. Mumbai

1. **WHEREAS**, the Authorized Officer of ESFBL under the SARFAESI Act and in exercise of powers conferred under Section 13 (12) of the aforementioned act read with Rule 3 of the Enforcement Rules, issued demand notice dated **09.08.2023 calling M/s. Balaji Enterprises represented by its Proprietor - Mrs. Kalpana Balaji Vadagave ("Borrower") & Mrs. Kalpana Balaji Vadagave (Mortgagor) & Mr. Balaji Shankarrao Wadgave (Co-Applicant/Guarantor/Mortgagor)** to repay the amounts as mentioned under the aforesaid notices, being as on **04.08.2023** together with interest at contractual rate and expenses, costs, charges etc., due thereon till the date of payment within 60 (Sixty) days from the date of receipt of the aforesaid demand notice.
2. **AND WHEREAS**, Equitas Small Finance Bank Limited ("ESFBL") assigned the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefore in favour of JM Financial Asset Reconstruction Company limited, acting in its capacity as trustee of EB Retail 2025 – Trust **("JMFARC")** vide assignment dated 30.09.2025.
3. **AND WHEREAS**, the aforementioned Borrower, Co-Applicant, Mortgagors and Guarantor(s) having failed to repay the outstanding dues or any part thereof as mentioned in the aforesaid demand notice, the Authorised officer of secured creditor took over the Physical Possession of the Said Property under Section 13(4) of the SARFAESI Act read with Rule 8 and other applicable rules of the Enforcement Rules on **22.07.2026.**
4. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act, read with Rule 8(5), Rule 8(6) and other applicable rules of the Enforcement Rules, notice is hereby given to you that the Said Property shall be sold by the Authorised Officer of JMFARC on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis by way of public auction (through e-auction) after the expiry of 15 (Fifteen) days from the date of this notice.

Please find below details of Public Auction:

<table>
<tr><td>Amount of secured debt as on Date: 11.10.2026</td><td>
<table>
<tr><th>LAN 1</th><th>Amount</th><th>LAN 2</th><th>Amount</th></tr>
<tr><td>200001199977</td><td>₹ 66,98,646.00</td><td>026TL21211870003</td><td>₹ 7,94,285.00</td></tr>
</table>
Rs.74,92,931/- (Rupees Seventy Four Lakhs Ninty-Two Thousand Nine Hundred and Thity One Only)
</td></tr>
<tr><td>Nature of Possession</td><td>Physical Possession (Residential Property)</td></tr>
<tr><td>Description of the Said Properties</td><td>As mentioned below in Schedule</td></tr>
<tr><td>Reserve price (In Rs.)</td><td>Rs.37,20,000/- (Rupees Thirty Seven Lakhs and Twenty Thousand Only)</td></tr>
</table>

JM Financial Asset Reconstruction Company Ltd. Mumbai

Date and time of public auction	**On 05.11.2026 between 11.00 AM to 1.00 PM**
Venue	Company Name: C1 India Pvt. Ltd., Name of Representative: Mr. Prabakaran.M; **Email ID :** tn@c1india.com & support@bankeauctions.com **Contact No:** 7418281709; **Site:** https://www.jmfinancialarc.com/Home/RetailAssets_& https://www.bankeauctions.com
Earnest Money Deposit (In Rs.)	Rs. 3,72,000/- (Rupees Three Lakhs and Seventy-Two Thousand Only) **LAST DATE OF BID SUBMISSION: 04.11.2026, BEFORE 4.00 P.M.**
Multiplier Amount	**Rs.10,000/- (to improve the bid offer).**
Inspection of the said Secured Assets	**20.10.2026 to 30.10.2026 - 10.00 AM to 01.00 PM.** (Contact No's: Mr. Govind Sharma Mob. No. +91 94049 25204, Mr. Sanjay Chavan -Mob. No. +91 96658 33177,
Last date for submission of online application for BID with EMD	**04.11.2026**

SCHEDULE

Description of the Said Property
All that pieces and parcels of residential property being Flat/Unit No. 6 ad measuring about 530 sq. fts. i.e. 49.25 sq. mtrs. (Built Up) along with the terrace ad measuring about 700 sq. fts. i.e. 63.05 sq. mtrs. i.e. net saleable area 75.27 sq. mtrs. Situated at stilt Second Floor in the building named as *Tulsi" which is constructed on the sub plot bearing no. 14 ad measuring about 301.13 sq. mtrs. out of the Plot No. 80 out of the Sector No. 7 of PCNTDA situated at Village Bhosari, Tal. Haveli, Distt: Pune also within the limits of Pimpri Chinchwad Municipal Corporation. **Four Corners of property - East: Open Space, West: Open Space, North: Open Space, South: Adjoining Property.**

JM Financial Asset Reconstruction Company Ltd. Mumbai

Attention is drawn of the Borrower, Co-Applicant, Mortgagor's and Guarantor's to sub-section (8) of Section 13 of the SARFAESI Act for the time available to redeem the above-mentioned Said Properties.

Yours faithfully,

JM Financial Asset Reconstruction Company Ltd. Mumbai

Authorised Officer
For JM Financial Asset Reconstruction Company Ltd.
acting in its capacity as trustee of EB Retail 2025 – Trust