

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Presale/2025-26/Nov-25/6849

07-November, 2025

Branch Address:	Plot No-6, Block A , Sector-2, Noida, U.P.-201301	
Contact Person Name 1	Pankaj Kashyap	9136178689
Contact Person Name 2	Varun Kumar	8445422518
Contact Person Name 3	Prashant Monde	022 - 6224 1676

Application No.	01225926
Uni Code	19500041175

Nitin Kumar Singh (Borrower),

Resident Address: Unit 87, Sandown Manor 77, Stella Street, Sandown, South Africa, Sandown Not Applicable Not Applicable

Office Address: 106 Jic House, 16th Road, Halfway House, Midrand, P. O. Box 1685, South Africa, Midrand Not Applicable Not Applicable

Property Address: Flat No. 1402 Building No.p 06 Crescent Parc - Petioles Sector 92, Gurgaon
Gurgaon Haryana :- 122001

Kamla Devi (Co Borrower 1)

Flat No. M - 1801, Block H, Monarch Tower, Ajnara Gen - X, Crossing Republic, Ghaziabad Ghaziabad
Uttar Pradesh 201010



JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

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Corporate Office: Unit no. 22, 2nd Floor, Lloyds Centre Point, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 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.

1. **WHEREAS**, Piramal Capital & Housing Finance Limited erstwhile Dewan Housing Finance Corporation Limited assigned the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefor in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya -Trust ("JMFARC") vide assignment agreement dated 29-03-2023.
2. **AND WHEREAS**, subsequently the Authorized Officer of JMFARC 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 18-10-2023 calling upon **Nitin Kumar Singh ("Borrower(s))**, **Kamla Devi, ("Co-borrower(s))** to repay the amounts as mentioned under the aforesaid notices, being as on 06-05-2019 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.
3. **AND WHEREAS**, the aforementioned Borrower(s), Co-borrower(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 Properties under Section 13(4) of the SARFAESI Act read with Rule 8 and other applicable rules of the Enforcement Rules on 25-02-2025.
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 Properties 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 30 (Thirty) days from the date of this notice.



Please find below details of Public Auction:

Amount of secured debt as on Date: 07-11-2025	Rs. 23417961/-, (Rs. Two Crore Thirty Four lakh Seventeen Thousand Nine Hundred Sixty One Only)
Description of the Said Properties	All The piece and Parcel of the Property having an extent :- Flat No. 1402 Building No.p 06 Crescent Parc - Petioles Sector 92, Gurgaon Gurgaon Haryana :- 122001
Reserve price (In Rs.)	Rs. 12560000/-,(Rs. One Crore Twenty Five lakh Sixty Thousand Only)
Date and time of public auction	On 18-12-2025 between 11.00 AM to 1.00 PM
Venue	Company Name: M/s 4 closure, Name of Representative: Mr. Nitesh Pawar; Contact No: 8142000725; Site: https://bankauctions.in/.
Earnest Money Deposit (In Rs.)	Rs. 1256000/-, (Rs. Twelve lakh Fifty Six Thousand Only) <u>LAST DATE OF BID SUBMISSION:17-12-2025, BEFORE 4.00 P.M.</u>

SCHEDULE

Description of the Said Properties
All The piece and Parcel of the Property having an extent :- Flat No. 1402 Building No.p 06 Crescent Parc - Petioles Sector 92, Gurgaon Gurgaon Haryana :- 122001

Attention is drawn of the Borrower(s) and Co-borrower(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

Bashant



Authorised Officer

For JM Financial Asset Reconstruction Company Ltd.
(Acting in its capacity as trustee of Aranya – Trust)