

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFTYG/Presale/2025-26/Apr-25/457

Date: 03.04.2025

1. Mohammed Hussain

Add- Patta No 11136 Gram Panchayat
Dabi Panchayat Samiti Talera
Distt Bundi Rajasthan- 323022

2. Sefun

Add- Patta No 11136 Gram Panchayat
Dabi Panchayat Samiti Talera
Distt Bundi Rajasthan- 323022

3. Siddik Khan

Add- Patta No 11136 Gram Panchayat
Dabi Panchayat Samiti Talera
Distt Bundi Rajasthan- 323022

WITHOUT PREJUDICE

Dear Sir/Ma'am,

Notice for sale of secured immovable properties as mentioned in the Schedule hereunder ("Said Properties") of Mohammed Hussain, Sefun & Siddik Khan 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the aforesaid Enforcement Rules.

1. **WHEREAS** the Authorised Officer of Tyger Capital Private Limited (formerly Adani Capital Private Limited) ("Tyger") 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 25-May-23 calling upon Mohammed Hussain ("**Borrower(s)**"), Sefun & Siddik Khan ("**Co-borrower(s)**") to repay the amounts as mentioned under the aforesaid notice, being Rs. 20,77,854/- (Rupees Twenty Lakhs Seventy Seven Thousand Eight Hundred Fifty Four Only) as on 23-May-23 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.

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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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2. **AND WHEREAS**, subsequently JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of AC Retail September 2024 – Trust (“**JMFARC**”) acquired the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefor from Tyger vide assignment agreement dated September 30, 2024.
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 Tyger Capital Pvt Ltd (Formally known as Adani Capital Pvt Ltd.) 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 20-Sep-24 (Possession date).
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) 30 (thirty) days from the date of this notice, i.e., on 14-May-25 between 11.00 am to 4.00 pm a sale consideration which shall not be less than the reserve price as mentioned in the table below:

Please find below the details of the public auction:

Account no.	103MSM001052900
Amount of secured debt	Rs. 20,77,854/- (Rupees Twenty Lakhs Seventy Seven Thousand Eight Hundred Fifty Four Only) as on 23-May-23 along with interest @ 17% till the realization.
Description of the Said Properties	All That The Piece Or Parcel Of Land Patta No 11136 Khasra No 568 Gram Panchayat Dabi Panchayat Samiti Talera Distt. Bundi Rajasthan Bounded At East - H/O Rafiq Mohd, West - H/O Bhawana Bhil, North - H/O Road, South - H/O Prabhu Baragi
Reserve price (In Rs.)	Rs. 19,28,850 /- (Rupees Nineteen Lakhs Ninety Three Thousand Five Hundred Ninety Five Only)
Earnest Money Deposit (In Rs.)	Rs. 192885/- (Rupees One Lakh Ninety Two Thousand Eight Hundred and Eighty Five Only)

Attention is drawn of the Borrower(s), 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,

Payant


Authorised Officer
 For JM Financial Asset Reconstruction Company Ltd.
 (acting in its capacity as trustee of AC Retail September 2024 – Trust)