

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFTYG/Presale/2025-26/Apr-25/455

Date: 03.04.2025

**1. Satyander Kumar**

Add- Ganpati Sadan , Flat No. 01,  
Chetak Complex, Banswara,  
Rajasthan 327001

**2. Birma Devi**

Add- Ganpati Sadan , Flat No. 01,  
Chetak Complex, Banswara,  
Rajasthan 327001

**WITHOUT PREJUDICE**

Dear Sir/Ma'am,

Notice for sale of secured immovable properties as mentioned in the Schedule hereunder ("Said Properties") of Satyander Kumar & Birma Devi 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 16-Dec-23 calling upon Satyander Kumar ("**Borrower(s)**"), Birma Devi ("**Co-borrower(s)**") to repay the amounts as mentioned under the aforesaid notice, being Rs. 20,19,670/- (Rupees Twenty Lakhs Nineteen Thousand Six Hundred Seventy Only) as on 14-Dec-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.
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.

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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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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 24-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:

<b>Account no.</b>	102MSM001066482
<b>Amount of secured debt</b>	Rs. 20,19,670/- (Rupees Twenty Lakhs Nineteen Thousand Six Hundred Seventy Only) as on 14-Dec-23 along with interest @ 15.50% till the realization.
<b>Description of the Said Properties</b>	All that piece and parcel of Property Flat No. 1 at 3rd Floor known as Ganapati Sadan, situated opposite Idgaah Bhawan, Nethelav Colony Baswara 327001 measuring approx 700 Sqft. Bounded as East - Plot No. 8, West - Gallery, North - Open Gallery & GF Road 30 ft, South - Stair case & Flat No. 2, 3rd Floor
<b>Reserve price (In Rs.)</b>	Rs. 15,00,000 /- (Rupees Fifteen Lakhs Only)
<b>Earnest Money Deposit (In Rs.)</b>	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand 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,

*Bashant*



**Authorised Officer**

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