JM Financial

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

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

JMFARC/Equitas/ Sale/2026-27/Nov-26/721 November 03, 2026

Loan Account No.	200001603876

1. Tarun Traders
   Represented by its proprietor Mr. MALLAGOUDA R MUDIGOUDRA
   586, 586-2, Near Siddeswara Bank,
   Plot No 2.1, APMC Yard, Rannebennur Taluk,
   Haveri District -581115. Karnataka. (Borrower)

   and also residing at,
   MR. MALLAGOUDA R MUDIGOUDRA,
   S/o. Mr. Ramanagouda Mudigoudru,
   802/4, 1st Main, 1st Cross, Maruthi Nagar, Rannebennur Taluk,
   Haveri District -581115. Karnataka

2. Mrs. SUMA MALLAGOUDA MUDIGOUDRA
   W/o. Mr. Mallagouda R Mudigoudra,
   802/4, 1st Main, 1st Cross, Maruthi Nagar, Rannebennur Taluk,
   Haveri District - 581115. Karnataka. (Guarantor)

WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable asset 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**, 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 01-Feb-2024 calling **1. Tarun Traders Represented by its proprietor MR. MALLAGOUDA R MUDIGOUDRA** ("**Borrower**") **2. MRS. SUMA MALLAGOUDA MUDIGOUDRA,** ("**Guarantor**") to repay the amounts as mentioned under the aforesaid notices, being Rs.50,23,915/- (Rupees Fifty Lakhs Twenty Three Thousand Nine Hunderd and Fifteen Only) as on 01/Feb/2024 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**, the aforementioned Borrower and Guarantor(s) having failed to repay the outstanding dues or any part thereof as mentioned in the aforesaid demand notice, the

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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 03-04-2025.

3. **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.

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:

Amount of secured debt as on Date: 31-10-2026	200001603876 – Rs. 70,16,000/- (Rupees Seventy Lakhs and Sixteen Thousand Only)
Nature of Possession	Physical Possession (Residential Property)
Description of the Said Properties	As mentioned below in SCHEDULE
Reserve price (In Rs.)	Rs. 60,08,000/-,(Rupees Sixty Lakhs and Eight Thousand Only)
Date and time of public auction	**On 27.11.2026 between 10.30 AM to 11.00 AM**
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. 6,00,800/- (Rupees Six Lakh and Eight Hundred Only)
Multiplier Amount	**Rs.25,000/- (to improve the bid offer).**
Inspection of the said Secured Assets	10.11.2026 to 25.11.2026 - 10.00 AM to 04.00 PM. (Contact No: Mr.Santhosh – Mob. No.9036106264)
Last date for submission of online application for BID with EMD	26.11.2026 – BEFORE 4 PM

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SCHEDULE

Description of the Said Property
All that pieces and parcels of Non-Agricultural Land Bearing RS No. 299/C, Plot No. 41, Municipal No. 802/4, 802/5 Measuring 1 guntas 7 anaas Situated at Maruthi Nagar, Rannebennur, Haveri District coming under Rannebennur Municipal Council, District Dharwad with all present and future Structures having following boundaries: Four Corners of the Said Property:- North : Plot no.40 South : Road East : Sy. No. 299A/1 property of Majjagi West : Road Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/ mamool rights annexed thereto.

Attention is drawn of the Borrower, 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