VARTHANA FINANCE PRIVATE LIMITED

Ref.: No.: SARFAESI/ Private Treaty / 1 /2026-27 **Date: 10-07-2026**

By Speed Post

NOTICE OF SALE OF SECURED ASSET BY PRIVATE TREATY
[Rule 8(8) of the Security Interest (Enforcement) Rules, 2002
Read with the SARFAESI Act, 2002]

1. **M/s. Adarsh Vidhya Mandir Shikshan Sansthan**
   Represented by its Authorised Signatory,
   Jasnagar, Nagaur – 341518, Rajasthan.

2. **M/s. Shri Adarsh Shikshan Sansthan**
   Represented by its Authorised Signatory,
   Jasnagar, Nagaur – 341518, Rajasthan.

   Also At:
   M/s. Shri Adarsh Shikshan Sansthan
   Chui Chuwa, Degana, Nagaur – 341301, Rajasthan.

3. **Mr.Shyam lal Bidiyasar S/o Jawama Ram Bidiyasar,**
   Jato Ka Bass, Chui Chuwa, Degana,
   Nagaur – 341301, Rajasthan.

4. **Mr.Sohan Lal, S/o. Amba lal Sevag,**
   Near Shivmandir, Jasnagar,
   Merta City Tehsil, Nagaur – 341518, Rajasthan.

5. **Mrs.Anju Devi, W/o. Mohan Ram,**
   Jato Ka Bass, Chui Chuwa, Degana,
   Nagaur – 341301, Rajasthan.

Subject : Notice of Proposed Sale of Secured Asset through Private Treaty in Loan Account Nos. S19JOD-JOD-009171, U21JOD-JOD-016272, U21JOD-JOD-018683 & U20JOD-JOD-015045.

Varthana Finance Pvt. Ltd. Bangalore 560 043 varthana

VARTHANA FINANCE PRIVATE LIMITED

Dear Sir/ Madam,

Whereas you had availed Mortgage Loan facilities from M/s Varthana Finance Private Limited (formerly known as Thirumeni Finance Private Limited) and created security interest over the immovable property described in the Schedule hereunder.

Whereas your loan account(s) were classified as Non-Performing Asset(s) and Demand Notice(s) under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") were issued. As you failed to discharge your liabilities within the statutory period, the Authorised Officer has taken possession of the secured asset under Section 13(4) of the SARFAESI Act in accordance with the Security Interest (Enforcement) Rules, 2002.

The outstanding amount due is **Rs.97,89,149/- (Rupees Ninety Seven Lakh Eighty Nine Thousand One Hundred Forty Nine Only)** as on **10-07-2026** together with further contractual interest, penal interest (where applicable), costs, charges and expenses until the date of full realization.

The Details of the secured asset are as follows: SCHEDULE OF PROPERTY : All that piece and parcel of the immovable property bearing Khasra No. 312/1, admeasuring 21,979.905 Sq. Ft., situated at Degana, Nagaur District, Rajasthan and bounded as follows:

East: Road,
West: Land of Bankat Lal,
North: Land of Shyam Lal,
South: Land of Pukharaj.

The Reserve Price will be Rs.32,00,000/-(Rupees Thirty Two Lakh Only) and the Earnest Money Deposit will be (EMD) Rs.3,20,000/- paid honour 3.00 p.m. on or before 28-07-2026 (Tuesday).
Known Encumbrances, if any : Nil

In exercise of the powers conferred under Section 13(4) of the SARFAESI Act read with Rule 8(8) of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer of the Secured Creditor has decided to sell the above secured asset **by Private Treaty** to the proposed purchaser on the following principal terms:

- **Name of Proposed Purchaser:** Priyanka Godara
- EMD Amount : **Rs.3,20,000/-**
- **Sale Consideration/ Reserve Price :** Rs.32,00,000/-
- **Mode of Sale:** Private Treaty
- **Proposed Date & Time of Sale:** 29-07-2026(Wednesday) & Time : 1P.M

Varthana Finance Pvt. Ltd. Bangalore 560 043

Registered Office:

Varasiddhi, 3rd Floor, 5 BC-110 Service Road, 3rd Block, HRBR Layout, Bangalore 560 043

080-68455777 | care@varthana.com | www.varthana.com

CIN: U65923KA1984PTC096528

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- **The Auction will be held at :1st Floor, "Shri Vinayak", A 106, Akhaliya Vikas Yojana, Akhaliya Circle, Chopasni Road, Jodhpur-342003.**

You are hereby informed that unless the entire outstanding dues together with accrued interest, costs, charges and expenses are paid to the Secured Creditor on or before the proposed date of sale, the Authorized Officer shall proceed with the sale of the secured asset by way of Private Treaty.

You are further informed that upon completion of the sale, all your rights, title and interest in the secured asset shall stand transferred to the purchaser in accordance with the provisions of the SARFAESI Act and the Security Interest (Enforcement) Rules, 2002.

This notice is issued without prejudice to all other rights and remedies available to the Secured Creditor under the SARFAESI Act, other applicable laws, and the loan documents executed by you.

Standard Terms and Conditions for Sale of property through Private Treaty :

1. Sale through Private treaty will be on **"As is where is", "As is what is" and "Whatever there is"** .
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Companies acceptance of offer for purchase of property and the remaining amount within 45 days thereafter. Any further extension of time for payment of balance sale consideration is at the sole discretion of the Authorized officer.

3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.

4. Failure to remit the amount as required under clause (2) above will cause forfeiture of the amount already paid including 10% of the amount paid along with application.

5. In case of non-acceptance of an offer of purchase by the Company, the amount of 10% paid along with the application will be refunded without any interest.

6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.

8. The Company reserves the right to reject any offer of purchase without assigning any reason.

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9. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

10. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Place : Bangalore

For Varthana Finance Private Limited,

Varthana Finance Pvt. Ltd. Bangalore 560 043

Authorized Officer.

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