

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED
Corporate Identification No.: U67190MH2007PLC174287

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400 025
 Bangalore office: 4th Floor Basappa Complex, Lavelle Road, Landmark – Next to Rotary Club,
 Bangalore – 560 001.

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Website: www.jmfinancialarc.com

E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

[See proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor i.e. JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of *JMFARC – SBI March 2014 I – Trust* (“**JMFARC**”), the physical possession of which was taken over by the Authorised Officer of JMFARC i.e. the Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS** on **August 16, 2023 at 11:00 AM to 12:00 NOON** for recovery of **Rs. 321,81,64,090 (Rupees Three Twenty One Crore Eighty One Lakhs Sixty Four Thousand and Ninety only)** due towards **Borrower** as on **July 19, 2023** plus interest at contractual rates till realization along with future cost and other expenses/charges thereon due towards the Secured Creditor from **M/s. SAAG RR Infra Ltd. (in Liquidation) (“Borrower”)**, and the Guarantor(s)/Mortgagor(s) i.e. (1) **Mr. R. Sriram**, (2) **M/s SAAG Consolidated (M) BHD** and (3) **M/s SAAG (Mauritius) Ltd..**

Detailed description of the property, its Reserve Price and Earnest Money Deposit is as follows:

Lot No.	Description of the immovable properties	Reserve Price	EMD
1	All that piece and parcel of the entire Second Floor at RR Arcade, Old Door Nos. 29, 30, 31 & 32, New Door No. 51, R.K. Mutt Road, Mylapore, Chennai-600 004 in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11 together with super built up area of 6258 sq. ft. of undivided share of land 2466 sq. ft. owned by M/s SAAG RR Infra Ltd.	Rs. 3,13,00,000/- (Rupees Three Crore Thirteen Lakhs only)	Rs. 31,30,000/- (Rupees Thirty One Lakhs Thirty Thousand only)
2	All that piece and parcel of the Third floor (Part) at Old Door Nos. 29, 30, 31 & 32 New Door no. 51, R.K.Mutt Road, Mylapore, Chennai - 600 004 together with super built area of 4868 Sq. Feet of undivided share of land 1918 Sq. Feet, owned by	Rs. 2,43,00,000/- (Rupees Two Crore Forty Three Lakhs only)	Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand only)

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	M/s. SAAG RR Infra Ltd. in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11.		
3	All that piece and parcel of Commercial Premises in Second Floor measuring an extent of 2887 sq. ft. situated at Old Door No. 13, New Door No. 209, Velachery Main Road, Velachery, Chennai- 600 042, together with undivided proportionate share admeasuring 1107.15 sq. ft. in the larger land admeasuring 6.8 Grounds comprised in RS No. 185/2, 185/3 and 186 of Velachery Village, Chennai District, owned by Mr. R. Sriram.	Rs. 89,00,000/- (Rupees Eighty Nine Lakhs only)	Rs. 8,90,000/- (Rupees Eight Lakhs Ninety Thousand only)

Encumbrances Known: A Notice dated March 24, 2023 was found affixed by the Office of the Chennai City Municipal Corporation instructing SAAG RR Infra Ltd (Earlier known as M/s Greenhand Infrastructure Ltd.) to remit property tax (Tax Id – 09-124-04242-000) dues amounting to **Rs. 7,70,006/- (Rupees Seven Lakhs Seventy Thousand and Six only)**. However, in terms of the provisions contained in Section 26 E of the SARFAESI Act, debts due to any secured creditor shall be paid in priority over all other debts and all revenues, taxes, cesses and other rates payable to Central Government or state government or local authority. To the best of knowledge of Secured Creditor there are no encumbrances attached to the above mention properties.

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.jmfinancialarc.com/Home/AssetsForSale> OR <https://www.bankauctions.in>

Date: July 21, 2023

Place: Bengaluru




Authorized Officer
JM Financial Asset Reconstruction Company Limited
acting in its capacity as trustee of
JMFARC- SBI March 2014 I -Trust