

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.

Authorized Officer: Vikram Shetty, Email- Vikram.s@jmfl.com, Mobile: +91 9880405324,
+91 9964554503 Phone + 080 4927 2491

Website: www.jmfinancialarc.com

PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

[Refer Rule 6 and Rule 9(1) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of movable and Immovable properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6 and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor(s) and/or Guarantor(s) that the below described movable and immovable properties are mortgaged/charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of *JMFARC – Federal Bank March 2013 – Trust* (the "**Secured Creditor**") the physical possession of which was taken over by the Authorised Officer of Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" BASIS on **June 03, 2024 at 02:00 PM to 03:00 PM** for recovery of **Rs. 55,09,53,029/- (Rupees Fifty Five Crore Nine Lakhs Fifty Three Thousand Twenty Nine only)** due towards M/s. KJ Hospitals as on **March 31, 2024** plus interest at contractual rates till realization along with future cost and other expenses/charges thereon due to the Secured Creditor from **(1) M/s KJ Hospital ("Borrower")** as well as the Mortgagors and/or Guarantors namely **(2) Mr. A. Badhrudheen (3) Dr. P. S. Sadasivam (4) Mr. I. M. Robert (5) Mrs. Fajitha Badhrudheen (6) Mrs. S. Fathima Rani (7) Mr. S. Suvakin Devasagayan and (8) Mrs. Rathammal**, Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

Schedule of Property

Lot No.	Description of Property	Reserve Price	EMD Amount
1.	An extent of 14.618 cents of land in Sy No. 671/2A situated in Kuniamathur Village, Coimbatore Taluk, Coimbatore District and covered under sale deed no. 3717/2008, 4359/06, 4357/06 and 4321/94, Joint 2, SRO, Coimbatore together with all buildings existing and or to be constructed. Boundaries: I) Site No: 27	Rs. 5,00,00,000/- (Rupees Five Crore only)	Rs. 50,00,000/- (Rupees Fifty Lakhs only)

JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

T: +91 22 6630 3030 F: +91 22 6630 3335 www.jmfinancialarc.com



<p>North: 30 feet wide east –west Road, South: Site No 28, East: North South Road, West: Site No 26</p> <p>II) Site No 28</p> <p>North: Site no 26 & 27, South: Site No 29, East: North South Road, West, Site No 24</p> <p>Owned by A. Badhrudeen, Fajitha Badhrudeen, P.S. Sadasivam and I. M. Robert</p> <p>Along with Hypothecated movable assets Owned by KJ Hospital A detailed list of the movable assets is attached in the Tender Document.</p> <p>(the market value of the movables are Rs. 25,00,000/-)</p>		
---	--	--

Encumbrances Known: Department of Municipal Administration and Water Supply, Coimbatore City Municipal Corporation – South Zone through its Assistant Commissioner vide their notice dated January 27, 2023, demanded a sum of Rs. 11,61,440/- due towards the property tax for the period from 2011 – 2022 on the property mentioned as Lot no. 1 belonging to KJ Hospital.

A notice dated April 08, 2024 was issued to the Borrowers/Guarantors/Mortgagors under Rule 8(6) of the Rules informing them the availability of right of redemption under Section 13(8) of the SARFAESI Act, 2002. On account of failure of the Borrowers/Guarantors/Mortgagors to exercise such right available to them, it is hereby informed that publication of this notice shall extinguish the right available to them.

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: May 13, 2024
Place: Bengaluru




Authorised Officer
JM Financial Asset Reconstruction Company
Limited acting in its capacity as trustee of
JMFARC- Federal Bank March 2013 -Trust