

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

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PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

[Refer proviso to Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**SARFAESI Act**”) read with proviso to Rule 8(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 immovable property is mortgaged/charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of ‘JMARC – UCO March 2014 – Trust’ (the “**Secured Creditor**”) the physical possession of which was taken over by the Authorized Officer of Secured Creditor, will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “NO RECOURSE” BASIS on **June 24, 2024 at 11:00 AM to 12:00 PM** for recovery of **Rs. 20,21,99,456/- (Rupees Twenty Crore Twenty One Lakhs Ninety Nine Thousand Four Hundred and Fifty Six only)** 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 **M/s. JB Aluminum Extrusion (“Borrower”)** as well as the Mortgagors and/or Guarantors namely **(1) Legal heirs of Mrs. S. Vijayalakshmi i.e. Mr. Sakthivel, Mr. Jayaprakash and Mr. Jayamurugan; (2) Mr. S. Jayaprakash; (3) Mrs. K. Jayanthi; (4) Mrs. Kanmani @ R. Pramila; and (5) Dr. M. Anwer Basha.** Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

Schedule of Property

Lot No.	Description	Reserve Price	EMD
1	Puducherry Registration District, Villianur Sub Registration District, within the limit of Villianur Commune Panchayat, Odiampet Revenue Village No. 46, R.S.No.243. Cadastre No.722 2/2, Southern side 96 Are 01 Kaani 80 Kuzhies. Leaving the 01 Kaani 60 Kuzhies of land already sold, this sale deed will have rights and control over the remaining 20 Kuzhies of land only.	Rs. 3,05,00,000/- (Rupees Three Crore Five Lakhs only)	Rs. 30,50,000/- (Rupees Thirty Lakhs Fifty Thousand only)



	<p>Boundaries: East to the Canal and Land Bearing Cadastre No.655, West to the street, South to Pondicherry Chloride Limited Company, and North to the Land Bearing Cadastre Nos.722 2/2,719, 720, 721.</p> <p>Owned by Late Mrs. S. Vijayalakshmi</p> <p>Puducherry Registration District, Villianur Sub Registration District, within the limit of Villianur Commune Panchayat, Odiampet Revenue Village No. 46, R.S.No.243. Cadastre No.722 2/2, South west 32 Are 10 Santhiyar 60 Kuzhies apart from that only to the extent of 60 kuzhies of vacant land together with the super-structure measuring 11000 sq. ft. of constructed area and the KVA Transformer.</p> <p>Boundaries: East to the Canal and Land Bearing Cadastre No.655, North and West to the Evergreen Paper Board Company's Lands, South to the Pondicherry Chloride Limited Company, land</p> <p>Owned by Late Mrs. S. Vijayalakshmi <u>Note – Total extent of the land as described in Lot No. 1 is 46,080 Sq.ft</u></p>		
2	<p>Puducherry Registration District, Puducherry Sub Registration District, within the limit of Puducherry Municipality, Mudaliarpet Commune, Village No. 41, Oulandai Revenue Village, Mudaliarpet, T.S.No.No.69, Saminatha Pillai Street, East west Northern side 22.86 mtrs (75 ft.) Southern side 22.63 sq. mts (74 ¼ ft.) South North Eastern Side 7.39 mtrs (24 ¼ ft.) Western side 7.69 mtr (25 ¼ ft.) total to the extent of 172.00 sq.mtr (1850 Sq.ft) of plot including house bearing Door No.28. Apart from the said terraced house Northern side half only to the extent of 86.00 sq.mtr (925 Sq.ft) of Plot including house with water and Electricity Service Connection. As per the Document the</p>	<p>Rs. 31,00,000/- (Rupees Thirty One Lakhs only)</p>	<p>Rs. 3,10,000/- (Rupees Thirty One Lakhs only)</p>

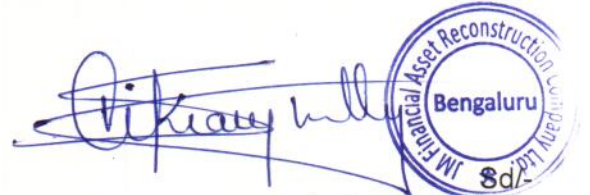
<p>said House is Nattam, as per the Town Survey Ward-J, Block No.4, T.S.No.50, R.S.No.95/1 part. Cadastre No.210 part, Patta No.366.</p> <p><u>Boundaries:</u> West to the Saminatha Pillai Street, East to the House bearing T.S.No.51, South house bearing T.S.No.49, and North bearing T.S. Nos. 52 &53.</p> <p>Owned by Late Mrs. S. Vijayalakshmi</p>		
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Encumbrances Known: A letter dated 05.10.2015 was issued by the Office of Tax Recovery Officer, Muthialpet addressed to Smt. S. Vijayalakshmi (Mortgagor herein), in her capacity as Propx: M/s J.B. Aluminium Extrusion (Borrower herein), informing the addressee of failure in payment of Rs.1,21,52,458/- payable by the Borrower in respect of certificate no. 707/Pdy, dated 09.03.2015 and interest payable under Section 220(2) of the Income Tax Act, 1961 and the Borrower is prohibited from transferring or charging the subject property. 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.

A notice dated April 10, 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 18, 2024
Place: Bengaluru



Authorised Officer
JM Financial Asset Reconstruction Company
Limited acting in its capacity as trustee of
JMFARC- UCO March 2014 -Trust.