

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

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PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES


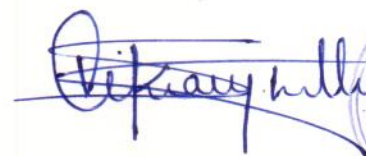
[Refer proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of Immovable Property under the Securitisation 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 and Mortgagor(s) and/or Guarantor(s) that the below described immovable properties are mortgaged/charged to JM Financial Asset Reconstruction Company Limited acting in its capacity as trustee of JMFARC – SBI March 2014 I – 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 **July 08, 2024 at 11:00 AM to 12:00 PM** for recovery of **Rs. 59,42,47,593/- (Rupees Fifty Nine Crore Forty Two Lakhs Forty Seven Thousand Five Hundred and Ninety Three only)** due towards M/s. Deepa Panels Pvt. Ltd. (In Liquidation) as on **April 30, 2024** plus interest at contractual rates till realization along with future cost and other expenses/charges thereon due to the Secured Creditor from Deepa Panels Pvt. Ltd. (In Liquidation) (“**Borrower**”) as well as the Mortgagors and/or Guarantors namely (1) Legal heirs of Late Shri C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari) (2) Smt. C. Vijayakumari W/o of Late Shri C.K. Unni (3) Shri Pradeep Chirakkal (4) Smt. Sandhya Pradeep W/o Shri Pradeep Chirakkal (5) Smt Ranjani Vinod W/o Shri. Late Vinod Chirakkal (6) Minor Neha Vinod and (7) Minor Krish Vinod represented by their mother and natural guardian Smt. Ranjani Vinod and (8) M/s Deepa Panels. Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

Schedule of Property

Lot No.	Description of the Immovable property	Reserve Price	EMD
1	Item no. 1. All that piece and parcel of Land measuring 0.23 acre or 23 cents and Factory building measuring 7624 sq. ft. at R.S. No 114/5 at Vilayur Village, Ottapalam Taluk, Palakkad District, Kerala 679 309 with boundaries as under	Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)	Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)



<p>East- Remaining share West- Remaining share North- Chirakkal Kunhunni's share South- Vasunni Menon's Property and situated within the Registration District of Palakkad and Sub- Registration District of Vilayur Owned by M/s Deepa Panels</p>		
<p>Item No. 2. All that piece and parcel of Land measuring 0.31 acre or 31 cents and Factory building measuring 592 sq. mtr. in R.S.No 114/4 at Vilayur Village, Ottapalam Taluk, Palakkad District, Kerala 679 309 with boundaries as under East- Remaining share West- Kavumthodika Kunnu Paramba North- Panchayath road and residential plot of Vasu South- Remaining share and situated within the Registration District of Palakkad and Sub-Registration District of Vilayur Owned by M/s Deepa Panels</p>		
<p>Item No. 3. All that piece and parcel of land in S.No. 114/5 measuring 166.25 cents and structure thereon at Vilayur Village, Ottapalam Taluk, Palakkad District Kerala 679 309 with boundaries as under: East: Property of Vasunni Nair and Vijayakumari South: Oravuthodika Kudiyiruppe parambe West: Oravuthodika Kudiyiruppe parambe North: Residential plot of Balan Nair Lying within the Registration District of Palakkad and Sub Registration District of Vilayur. Owned by Shri. Pradeep Chirakkal and legal heirs of Vinod Chirakal (i.e. Rajani Vinod, Krish Vinod and Neha Vinod)</p>		
<p>Item No. 4. All that piece and parcel of land in R.S No. 144/4 measuring 0.53 acres and structure thereon in Vilayur Village, Ottapalam Taluk, Palakkad District Kerala with boundaries as under: East: By properties sold</p>		

	<p>South: By kalagthodika Kudiyiruppu, Kadukkankunnu Kudiyiruppa</p> <p>West: By properties sold</p> <p>North: By Panchayath road, Chirakkal Vasu's Kudiyiruppu</p> <p>and situated within the Registration District of Palakkad and Sub Registration District of Vilayur.</p> <p>Owned by legal heirs of Late Shri C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari)</p>		
2	<p>Item no. 1. All that piece and parcel of land measuring 17 cents and building in Survey no. 316/4 bearing Door No.6/29A located in Thrithala Village, Thrithala Amsam, Nhangattiri Desam, Ottapalam Taluk, Palakkd District bounded On</p> <p>East: Parappe nilam</p> <p>South: Remaining ohari</p> <p>West: Remaining ohari</p> <p>North: Remaining ohari</p> <p>Owned by the legal heirs of Late Shri. Vinod Chirakkal (i.e. Rajani Vinod, Krish Vinod and Neha Vinod)</p> <p>Item no. 2. All that piece and parcel of land in R.S No. 316/4 and 317/9 measuring 0.61 acres and 0.02/1/2 acres respectively and structure thereon in Thrithala Village, Ottapalam Taluk, Palakkad District Kerala with boundaries as under:</p> <p>East: Parayakandam, Kandaramath parappa nilam</p> <p>South: Thacharakunnu paramba</p> <p>West: Kandaramath parappa nilam</p> <p>North: Road, Parayakandam and parappa nilam</p> <p>and situated within the Registration District of Palakkad and Sub Registration District of Thirithala.</p> <p>Owned by legal heirs of Late Shri. C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari)</p> <p>Item no. 3. All that piece and parcel of landed properties in R.S No. 316/11 measuring 0.10 Acres in Thrithala Village, Ottapalam Taluk,</p>	<p>Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)</p>	<p>Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)</p>

	<p>Palakkad District Kerala with boundaries as under: East: Properties of Muhammad South: Properties of Chempra Raman Nair and Thandathilakath Kunhippa West: Share, Parayan Kandam North: 1 feet Vallachal and road. And situated within the Registration District of Palakkad and Sub Registration District of Thirthala. Owned by legal heirs of Late Shri. C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari)</p> <p>Item no. 4 All that piece and parcel of landed properties in R.S No. 316/9 measuring 0.03 acres in Thrithala Village, Ottapalam Taluk, Palakkad District Kerala with boundaries as under: East: Parappa nilam South: Parappa nilam West: Kuzhippadam nilam North: 1 feet Vellachal and road. and situated within the Registration District of Palakkad and Sub Registration District of Thirthala. Owned by legal heirs of Late Shri. C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari)</p>		
3	<p>All that piece and parcel of landed properties in R.S. No. 116/4 measuring 0.40 acre in Vilayur Village, Ottapalam Taluk, Palakkad District, Kerala 679 309 with boundaries as under: East: Muthalakuzhi Nilam South: Path way West: Kolangare Pallyal Kozhipallyal North: Ohari And situated within the Registration District of Palakkad and Sub Registration District of Vilayur. Owned by legal heirs of Late Shri. C.K. Unni (i.e. Pradeep Chirakal & C Vijayakumari)</p>	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)	Rs. 2,00,000/- (Rupees Two Lakhs Only)

Encumbrances Known: To the best of knowledge of Secured Creditor there are no encumbrances attached to the above mention properties.



A notice dated May 14, 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 the 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: June 19, 2024
Place: Bengaluru



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