

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,
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Website: www.jmfinancialarc.com

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

[Refer proviso to Rule 8(6) 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) 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 ‘JM FARC – Karnataka Bank December 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”, and “WHATEVER THERE IS” on **December 02, 2024 at 11:00 AM to 12:00 PM** for recovery of **Rs. 6,14,33,570/- (Rupees Six Crore Fourteen Lakhs Thirty Three Thousand Five Hundred and Seventy only) as on September 15, 2024** plus interest at contractual rates till realization along with future cost and other expenses/charges thereon due to the Secured Creditor from **Forge Tools (“Borrower”)** as well as the Mortgagors and/or Guarantors namely **(1) Mr. S. Subramanian (2) Mrs. Rathna Subramanian, and (3) Legal heir of Late Mrs. Lakshmi Vasan (i.e. Mr. S. Subramanian)**. 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	All that piece and parcel of the land admeasuring 7522 Sq. ft. and shed thereon, Plot No.18A (Eastern Portion), comprised in Sy No.354/6,7,11and 355/3,4 situated at Boopathy Nagar, Keelkattalai Village, Alandur Taluk, Kancheepuram District and bounded as under: North by: Land of Kadirvelu Mudaliar and Lokambal South by: 20 Feet Road East by: Plot No.18-B belongs to D. Bhagaram West by: Land in Plot No.18-A, sold to R. Srinivasan Standing in the name of Sri S. Subramaniam	Rs.3,38,00,000/- (Rupees Three Crore Thirty Eight Lakhs only)	Rs.33,80,000/- (Rupees Thirty Three Lakhs Eighty Thousand Only)

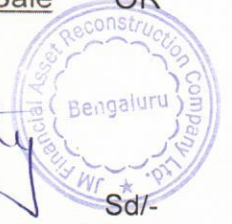


Encumbrances Known: To the best of knowledge of Secured Creditor there are no encumbrances attached to the above mention property.

A notice dated September 24, 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: October 28, 2024
Place: Bengaluru



Sd/-

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