

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

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SALE 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 'JMFARC – 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 **April 14, 2025 at 11:00 AM to 12:00 PM** for recovery of **Rs. 7,41,77,071/- (Rupees Seven Crore Forty-One Lakhs Seventy-Seven Thousand and Seventy-One only) as on March 20, 2025** plus interest at contractual rates till realization along with future cost and other expenses/charges thereon due to the Secured Creditor from **Coastal Goat Farm** ("Borrower") as well as the Mortgagors and/or Guarantors namely **(1) Mr. Rudolf D'Souza (2) Mr. Arun Albert Das, and (3) Mrs. Jennifer Dias.** 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 immovable properties situated in Perdoor Village, with in Perdoor Village Panchayat of Udupi Taluk, Brahmavar Sub District, Udupi District together with all buildings existing, the right of way and water relating thereto and all other easementary right			Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only)	Rs. 15,00,000/- (Rupees Fifteen Lakhs only)
Details	Extent (A-C)	Boundaries			
Sy.no.: 202 S.D. No.: 3 Kissam: Nanja	1.71	East: Survey line, South: Survey line and Kukkehalli Village Boundary, West: Survey line and Kukkehalli Village Boundary and Sy. No. 202/2 and 202/4,			



			North: Sy. No. 202/6		
Sy.no.: 202 S.D. No.: 5 Kissam: Nanja	0.34		East: Sy. No. 202/7 and Sy. No. 202/2, South: Sy. No. 202/4, West: Sy No. 202/1B, North: Sy No. 202/1B.		
Sy.no.: 202 S.D. No.: 6 Kissam: Nanja	1.26		East: Sy.No. 459/2, South: Sy. No 202/3, West: Sy. No. 202/2, Sy. No 202/7 and Sy. No. 202/1B, North: Sy. No. 202/1B, 202/8 and 459.		
Sy.no.: 202 S.D. No.: 7 Kissam: Punja	0.10		East: Sy. No. 202/6, South: S. No. 202/2, West: Sy. No 202/5, North: S. No. 202/1B		
Sy.no.: 459 S.D. No.: 2 Kissam: Punja	4.24		East: Sy. No. 459/3, South: Survey line of Sy. No. 350 West: Sy. No 202/3 and Sy. No. 202/6, North: Sy. No. 459/1		
Total	7.65				

ITEM NO.2.

All that piece and parcel of immovable property situated in Perdoor Village of Udupi Taluk, within Perdoor Grama Panchayath, together with all buildings existing, right of way relating thereto, covered by:

Sr.No	Details	Extent (A-C)	Boundaries
A	Sy.no.: 202 S.D. No.: 1B Kissam: Punja	0.85	East: S. No. 202/6, South: S. No. 202/4, 202/7, West: S. No. 247, North: S. No. 202/1A
B	Sy.no.: 202 S.D. No.: 2 Kissam: Bhagayath	0.26	East: S. No. 202/3, 202/6, South: S. No. 202/4, West: S. No. 202/5, North: S. No. 202/7
	Total	1.11	

	<p>The Serial No B of Item No. 2 of the above property is consisting of a Tiled Residential building measuring 420 sq. feet bearing Panchayat Door No. 9-77 of Perdoor Grama Panchayat.</p> <p>Owned by Arun Albert Dias</p>		
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Encumbrances Known: To the best of knowledge of Secured Creditor there are no encumbrances attached to the above mention property.

A notice dated February 20, 2025 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: March 25, 2025

Place: Mumbai



Sd/-
Authorised Officer

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