

BY REGISTERED POST, ACKNOWLEDGEMENT DUE

**NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITY
INTEREST (ENFORCEMENT) RULES, 2002**

JMFARC/Presale/2025-26/Nov-25/6870

November 07, 2025

Branch Address:	1st Floor, KMM Building, Near Hotel Renaiissance, Palarivattom, Cochin- 682025	
Contact Person Name 1	Ramsunder Ganesan	9846350350
Contact Person Name 2	Chandan Sakhalkar	9820407168
Contact Person Name 3	Sinduja Pillai	022 - 6224 1676

Application No.	01704641
Uni Code	00300010963

- M/s Parthas Textiles
A Partnership Firm
Represented by its Managing Partners

Office Address:- PBH 1774, M G Road, Kochi, Ernakulam – 682016

Property Address:- Sy.No.604/2, Valanajambalam, Ernakulam Village, Kanayannur Taluk, Kochi – 682016

Property Address:- Sy. No. 737/3, Near M G Road, Ernakulam Village, Kanayannur Taluk, Kochi – 682016

Property Address:- Re Survey No. 20 & 23, Alappuzha West Village, Ambalappuzha Taluk, Alappuzha, Allapuzha Taluk - 689126
- Mr Rajendran K L (Co-Borrower)

Resident Address : Parthas House, M G Road, Kochi, Ernakulam – 682016.

Office Address:- PBH 1774, M G Road, Kochi, Ernakulam – 682016

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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

Corporate Office: Unit no. 22, 2nd Floor, Lloyds Centre Point, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.



3. Ms. Sradhaxna Mudrika, Legal Heir of Late Mr. K. L. Sivakumar
Resident Address : Parthas House, M G Road, Kochi, Ernakulam – 682016.
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4. Ms. Sruthi Mudrika, Legal Heir of Late Mr. K. L. Sivakumar
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5. Ms. Sidhi Mudrika, Legal Heir of Late Mr. K. L. Sivakumar
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6. Mr Laxman Kumar V (Co-Borrower)
Resident Address : Parthas House, Lakshmana Gardens, Alappuzha, Alappuzha – 688001.
Office Address:- PBH 1774, M G Road, Kochi, Ernakulam – 682016
Property Address:- Sy.No.604/2, Valanajambalam, Ernakulam Village, Kanayannur Taluk, Kochi – 682016

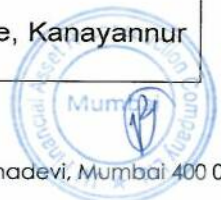
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7. Ms. Shyamala Mohan Raj (Co-Borrower)

Resident Address : Parthas House, Lakshmana Gardens, Alappuzha, Alappuzha – 688001.

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8. Ms. Seematty Rajendran (Co-Borrower)

Resident Address : Parthas House, M G Road, Kochi, Ernakulam – 682016.

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9. Ms. Sreedevi Shivakumar (Co-Borrower)

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10. Mr Praveen Rajendran (Co-Borrower)

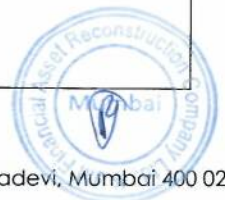
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WITHOUT PREJUDICE

Dear Sir/Madam,

Notice for sale of secured immovable under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules") possession of which has been taken over under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with the aforesaid Enforcement Rules.

1. **WHEREAS**, Piramal Capital & Housing Finance Limited erstwhile Dewan Housing Finance Corporation Limited assigned the financial assets pertaining to the Borrower along with all the rights, title, interest and underlying security interest created therefor in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya -Trust ("**JMFARC**") vide assignment agreement dated 29-03-2023.
2. **AND WHEREAS**, subsequently the Authorized Officer of JMFARC under the SARFAESI Act and in exercise of powers conferred under Section 13 (12) of the aforementioned act read with Rule 3 of the Enforcement Rules, issued demand notice dated 24-01-2025 calling upon **the Borrowers and the Co-Borrowers, including the legal heirs of the deceased Co-Borrower**, to repay the amounts as mentioned under the aforesaid notices, being as on 28/01/2025 together with interest at contractual rate and expenses, costs, charges etc., due thereon till the date of payment within 60 (Sixty) days from the date of receipt of the aforesaid demand notice.
3. **AND WHEREAS**, the aforementioned Borrower(s), Co-borrower(s), including the legal heirs of the deceased Co-Borrower, having failed to repay the outstanding dues or any part thereof as mentioned in the aforesaid demand notice, the Authorised officer of Secured Creditor took over the Symbolic possession of the Said Properties under Section 13(4) of the SARFAESI Act read with Rule 8 and other applicable rules of the Enforcement Rules on 23-06-2025.
4. In exercise of the powers conferred under Section 13(4) of the SARFAESI Act, read with Rule 8(5), Rule 8(6) and other applicable rules of the Enforcement Rules, notice is hereby given to you that the Said Properties shall be sold by the Authorised Officer of JMFARC on "**AS IS WHERE IS**", "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**" basis by way of

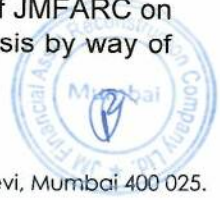
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public auction (through e-auction) after the expiry of 30 (Thirty) days from the date of this notice.

Please find below details of Public Auction:

Amount of secured debt as on Date: 07-11-2025	Rs. 72515614/-, (Rs. Seven Crore Twenty Five lakh Fifteen Thousand Six Hundred Fourteen Only)
Description of the Said Properties	<p>Item No. 1:- All that pieces and parcels of land having an extent of 3.14 Ares of land comprised in Sy. No.737/3, part of Ernakulam Village, Kanayannur Taluk, Ernakulam District, and along with all rights and easements as described in Sale Deed No.1295 of 1996 (Prior Deed) of Ernakulam SRO, and all other rights therein. Measurement : Starting from the South-Eastern Corner of the Property 31.7 Mts., towards north; and then from there 31.4 mts., towards South, and then 10.1 Mtrs., from there towards East and ending at the point where measurement started, covered by Sale Deed No. 668/2011 of Ernakulam SRO.</p> <p>Boundaries:- East : Nettepparambu (presently property of Santhamma Sukumaran Nair and Property of Parthas), South : M Bhaskar Menon Road, (Corporation Road), West : Property of Lakshmikutti Amma.</p> <p>Item No. 2:- The property extending to 1.814 Ares equivalent to 4.480 cents of property in Sy. No. 737/3 of Ernakulam Village, Kanayannur Taluk, Ernakulam District, and all improvements therein covered by Sale Deed No.2541/2008 of Ernakulam SRO.</p> <p>Boundaries:- East : Private Property, North : Property of Santhamma Sukumaran Nair & Others, South : M Bhaskara Menon Lane, West : Property of Rajan Jacob.</p> <p>Note:- Above secured assets are only a part of the collateral, among others, offered as Security for the financial facilities availed by the parties to the loan agreement.</p>
Reserve price (In Rs.)	Rs.45240510/- (Rs. Four Crore Fifty Two lakh Forty Thousand Five Hundred Ten Only)
Date and time of public auction	On 18-12-2025 between 11.00 AM to 1.00 PM
Venue	Company Name: M/s 4 closure, Name of Representative: Mr. Nitesh Pawar; Contact No: 8142000725; Site: https://bankauctions.in/ .
Earnest Money Deposit (In Rs.)	Rs. 4524051/-, (Rs. Forty Five lakh Twenty Four Thousand Fifty One Only) LAST DATE OF BID SUBMISSION:17-12-2025, BEFORE 4.00 P.M.

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SCHEDULE

Description of the Said Properties
<p>Item No. 1:- All that pieces and parcels of land having an extent of 3.14 Ares of land comprised in Sy. No.737/3, part of Ernakulam Village, Kanayannur Taluk, Ernakulam District, and along with all rights and easements as described in Sale Deed No.1295 of 1996 (Prior Deed) of Ernakulam SRO, and all other rights therein. Measurement : Starting from the South-Eastern Corner of the Property 31.7 Mts., towards north; and then from there 31.4 mts., towards South, and then 10.1 Mtrs., from there towards East and ending at the point where measurement started, covered by Sale Deed No. 668/2011 of Ernakulam SRO.</p> <p>Boundaries:- East : Nettepparambu (presently property of Santhamma Sukumaran Nair and Property of Parthas), South : M Bhaskar Menon Road, (Corporation Road), West : Property of Lakshmikutti Amma.</p> <p>Item No. 2:- The property extending to 1.814 Ares equivalent to 4.480 cents of property in Sy. No. 737/3 of Ernakulam Village, Kanayannur Taluk, Ernakulam District, and all improvements therein covered by Sale Deed No.2541/2008 of Ernakulam SRO.</p> <p>Boundaries:- East : Private Property, North : Property of Santhamma Sukumaran Nair & Others, South : M Bhaskara Menon Lane, West : Property of Rajan Jacob.</p> <p>Note:- Above secured assets are only a part of the properties, among others, offered as Security for the financial facilities availed by the parties to the loan agreement</p>

Attention is drawn of the Borrower(s) and Co-borrower(s) and Guarantor(s) to sub-section (8) of Section 13 of the SARFAESI Act for the time available to redeem the above-mentioned Said Properties.

Yours faithfully,



Authorised Officer

For JM Financial Asset Reconstruction Company Ltd.
(Acting in its capacity as trustee of Aranya – Trust)

JM Financial Asset Reconstruction Company Limited

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