

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Tel: 022-6923 1111 . CIN: U67100TZ2014PTC020363

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, will be sold on As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below. Hero Fincorp Ltd (Original Lenders) had assigned the debts of the below mentioned borrowers to India Resurgence ARC Pvt Ltd (IRAPL) acting as a Trustee of India Resurgence ARC Trust IV. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of the said trust in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

LOT 1

Sr. No.	Header	Details																																												
1.	Borrowers/Co-borrowers	JIS International Exports Private Limited, Dominic Sebastian, Geena Dominic, Alliance Maritime Private Limited																																												
2.	Date of Demand Notice u/s 13(2) of SARFAESI Act.	31.10.2018																																												
3.	Date of Possession u/s 13(4) of the SARFAESI Act.	05.10.2019																																												
4.	Dues as on 31.08.2026	INR 12,39,49,612 /- (Indian Rupees Twelve Crore Thirty Nine Lakh Forty Nine Thousand Six Hundred and Twelve Only)																																												
5.	Description of Property	Schedule No 1: <table><tr><th>District</th><th>Sub District</th><th>Taluk</th><th>Village</th><th>Survey No.</th><th>Extent</th><th>Limit</th></tr><tr><td>Ernakulam</td><td>Kuzhipalli</td><td>Kochi</td><td>Kuzhupilly</td><td>84/15, 16, 17, 254/40</td><td>24.399 Ares</td><td>Pallipuram Panchayath</td></tr></table> DESCRIPTION OF THE PROPERTY All the piece and parcel of the land having an extent of 24.399 Ares along with building and all improvements thereon situated in Survey No 84/15,16,17 &254/40 Situated in Kuzhupilly Village, Kochi Taluk, Ernakulam District, Kerala state with all improvements thereon as per sale Deed No 2272/2008 of Kuzhuppally SRO owned by Alliance Maritime Pvt Ltd BOUNDARIES <table><tr><td>East</td><td>: Property of Olattupurath O.P George and 4.7 Meters wide Road</td></tr><tr><td>West</td><td>Property of Francis, Mathew, Thomas, Rapheal, Joy, Paul, Joshi, and 4.5 Meters wide Road and property</td></tr><tr><td>North</td><td>River and 4.5 meter Wide Road</td></tr><tr><td>South</td><td>Properties of Olattupurath O.P Mathew, O.P Mathew, O.P. Thomas, O.P Rapeal, O.P. Joy, O.P. Francis, O.P Joshi and 4.7-meter-Wide road.</td></tr></table> Schedule No: 2: <table><tr><th>District</th><th>Sub District</th><th>Taluk</th><th>Village</th><th>Survey No.</th><th>Extent</th><th>Limit</th></tr><tr><td>Ernakulam</td><td>Kuzhipalli</td><td>Kochi</td><td>Kuzhupilly</td><td>84/19</td><td>5.06 Ares</td><td>Pallipuram Panchayath</td></tr></table> DESCRIPTION OF THE PROPERTY All the piece and parcel of the land having an extent of 5.06 Ares along with building and all improvements thereon situated in Survey No 84/19 Situated in Kuzhupilly Village, Kochi Taluk, Ernakulam District, Kerala state with all improvements thereon as per Sale Deed No. 2271/2008 of Kuzhuppally SRO owned by Alliance Maritime Pvt Ltd BOUNDARIES <table><tr><td>East</td><td>Property of Olattupurath family</td></tr><tr><td>West</td><td>Vypin – Munambom Road</td></tr><tr><td>North</td><td>Shrine and 4.5 Meter Wide Road</td></tr><tr><td>South</td><td>Properties of Olattupurath O.P Mathew, O.P Mathew, O.P. Thomas, O.P Rapeal, O.P. Joy, O.P. O.P. Paul, O.P. Joshi, Puthuserry P.S. babu and Deepa</td></tr></table>	District	Sub District	Taluk	Village	Survey No.	Extent	Limit	Ernakulam	Kuzhipalli	Kochi	Kuzhupilly	84/15, 16, 17, 254/40	24.399 Ares	Pallipuram Panchayath	East	: Property of Olattupurath O.P George and 4.7 Meters wide Road	West	Property of Francis, Mathew, Thomas, Rapheal, Joy, Paul, Joshi, and 4.5 Meters wide Road and property	North	River and 4.5 meter Wide Road	South	Properties of Olattupurath O.P Mathew, O.P Mathew, O.P. Thomas, O.P Rapeal, O.P. Joy, O.P. Francis, O.P Joshi and 4.7-meter-Wide road.	District	Sub District	Taluk	Village	Survey No.	Extent	Limit	Ernakulam	Kuzhipalli	Kochi	Kuzhupilly	84/19	5.06 Ares	Pallipuram Panchayath	East	Property of Olattupurath family	West	Vypin – Munambom Road	North	Shrine and 4.5 Meter Wide Road	South	Properties of Olattupurath O.P Mathew, O.P Mathew, O.P. Thomas, O.P Rapeal, O.P. Joy, O.P. O.P. Paul, O.P. Joshi, Puthuserry P.S. babu and Deepa
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6.	Reserve Price	INR 2,72,00,000/- (Indian Rupees Two Crore and Seventy Two Lakh Only)																																												
7.	Earnest Money Deposit (EMD)	INR 27,20,000/- (Indian Rupees Twenty-Seven Lakh and Twenty Thousand Only)																																												
8.	Minimum Bid Increment	INR 1,00,000/- (Indian Rupees One Lakh Only)																																												
9.	Inspection Date/Time	28.09.2026 from 11:00 am to 12:00 pm																																												

10.	Last date for payment of EMD and Bid Submission	12.10.2026 by 5:00 pm			
11.	E-Auction Date & Time	14.10.2026 from 11:00 am to 01:00 pm			
12.	Bank Account Details	Name of the Bank	Name of the Account Holder	Bank Account Number	IFSC Code
		HDFC Bank Limited	India Resurgence ARC Trust IV	57500000341064	HDFC00000060
13.	Encumbrances, known, if any	None			

TERMS & CONDITIONS OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/> . The auction shall be conducted online through OARPL. The **last date of submission of bid** (online as well as in hard copy) is as per date and time given above. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. ARCA EMART Pvt. Ltd.”, Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: harshwardhan.kadam@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Intending bidders shall comply and give a sdeclaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Date: 23.09.2026

Place: Mumbai

Sd/-

**Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust IV)**