


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 in respective column. Hero Fincorp Ltd (HFL) (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust IV on 30.09.2021. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust IV in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

Borrower / Co-Borrower / Guarantors / Mortgagors	1. Borrower: M/s A Marine Industries Guarantors/Mortgagors/Co Borrowers: 1. Mr. Panakkal Thoman Francis (Co-borrower/Mortgagor) 2. Mrs. Bincy Francis, (Co-borrower) 3. M/s. Marine Exports, (Co-borrower)		
Date of Demand Notice u/s 13(2)	13(2) Notice issued as on 12.07.2021		
Date of Possession	13 (4) physical possession taken on 22.10.2019		
Sr. No.	Description of Property	Reserve Price	EMD
1	All the piece and parcel of property admeasuring a total extent of 11.44 Ares comprised in Re Sy No 153/14, having 6.57 Ares, 4.87Ares in Kuzhipally Village with building obtained to P T Francis and Bincy Francis under sale deed No's 2249/1997 and 2453/2000 of Kuzhipally SRO Boundaries (as per title deed No. 2249/1997) East: Vyppin -Munambam Road North: Balance Property South: Sold Property	Rs. 1,47,00,000/- (Rupees One Crore Forty-Seven Lakh Only)	Rs. 14,70,000/- (Rupees Fourteen Lakh Seventy Thousand Only)

	West: Property of Sahasranaman Boundaries (as per title deed No. 2453/2000) East: Vyppin -Munambam Road North: Jantha Beach Road South: Property of Francis West: Property of Augustine		
2.	All the piece and parcel of land having an extent of 10.51 Ares in Sy Nos,60/20A, having 0.63 Ares,2.20 Ares,1.22 Ares & 6.46 Ares in Moothakunnam Village with building obtained to P.T.Francis under Sale Deed nos.961/2011,962/2011,963/2011 and 964/2011 of Paravur SRO. (Boundary as per Title Deed 961 of 2011 is respect of 6.46 Ares in Sy.No.60/20A) East : Property of Chinnappan North : Property of Kaviraj & Thankappan South : Property of Francis West : Property of Francis & Thankappan	Rs. 74,00,000/- (Rupees Seventy-Four Lakh Only)	Rs. 7,40,000/- (Rupees Seven lakh Forty Thousand)
3.	All the piece and parcel of property admeasuring a total extent of 7.48 Ares comprised in Sy Nos. 651/15 and 651/14 having 6.53 Ares, 0.89 Sq. Mtrs of Pallippuram Village with building obtained to P T Francis under sale deed No's 1400/2011 and 520/2012 of Kuzhipally SRO Boundaries (as per title deed No. 1400/2011 in respect of 6.53 Ares in Re Sy No 651/15) East: Property of Kamurdeen and Puzha North: Property of Mazhuvancheripurth South: Property of Kamurdeen, Sassi and Panchayath Vazhy West: Property of Mazhuvancheripurth and Sassi Boundaries (as per title deed No. 520/2012 in respect of 0.89 sq. mtrs in Re Sy No 651/14) East: Property of P T Francis North: Property of P T Francis South: Panchayath Vazhy West: Property of Marta Jacob and others	Rs. 29,00,000/- (Rupees Twenty-Nine Lakh Only)	Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only)
DATE OF E- AUCTION		09.09.2026 at 11:00 am	
MINIMUM BID INCREMENT AMOUNT		Property 1- Rs. 1,47,000/- Property 2- Rs. 74,000/- Property 3- Rs. 29,000/-	
LAST DATE AND TIME FOR SUBMISSION OF BID LETTER OF PARTICIPATION/KYC DOCUMENT/PROOF OF EMD:		07.09.2026 by 5:00 pm	
LAST DATE TO WITHDRAW THE BID		07.09.2026 by 5:00 pm	
DATE OF INSPECTION		26.08.2026	
KNOWN LIABILITIES/ENCUMBRANCES		Not Known	

TERMS & CONDITION 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. EMD to be remitted by way of NEFT/ RTGS to;

Account Holder	Account No.	IFSC	Bank and Branch
India Resurgence ARC Trust IV	57500000341064	HDFC0000060	HDFC Bank, Fort, Mumbai

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. Fouzia, Mobile No. 7997043999, Email- eauction@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 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 declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 17.08.2026

Place: Mumbai

Sd/-

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