

**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**
**1. 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 SARFAESI Act. :** 05.10.2019

**4. Dues as on 31.03.2026 :**

Rs.11,77,88,619/- (Rupees Eleven Crore Seventy Seven Lakh Eighty Eight Thousand Six Hundred Nineteen Only)

**5. Description of Property : Schedule No 1:-**

District	Sub District	Taluk	Village	Survey No.	Extent	Limit
Ernakulam	Kuzhipalli	Kochi	Kuzhupilly	84/15, 16, 17, 254/40	24.399 Ares	Pallipuram Panchayath

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**

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.

**Schedule No: 2: -**

District	Sub District	Taluk	Village	Survey No.	Extent	Limit
Ernakulam	Kuzhipalli	Kochi	Kuzhupilly	84/19	5.06 Ares	Pallipuram Panchayath

**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**

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

**6. Reserve Price:** Rs. 3,35,00,000 /- (Rupees Three Crore Thirty Five Lakh Only)

**7. Earnest Money Deposit (EMD):** Rs. 33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand Only)

**8. Minimum Bid Increment:** Rs. 3,35,000 (Rupees Three Lakh Thirty Five Thousand Only)

**9. Inspection Date/Time:** 06.05.2026 from 01:00 PM to 03:00 PM

**10. Last date for payment of EMD and Bid Submission:** 18.05.2026 up to 6:00 PM

**11. E-Auction Date & Time:** 19.05.2026 from 11:00 AM to 12:00 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	HDFC0000060

**13. Encumbrances, known, if any :** None

**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. 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](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com), Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- [kiran@auctionbazaar.com](mailto:kiran@auctionbazaar.com) and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: [harshwardhan.kadam@omkaraarc.com](mailto: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 declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 27.04.2026

Place: Mumbai

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