

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL - I
5th Floor, K.S.H.B. Building, Panampilly Nagar, Ernakulam – 682036
☎ 0484 – 2323496 | e-mail: ro1drtekulam-dfs@nic.in

PROCLAMATION OF SALE

DRC No. 77/2018

e-Sale No. 31/2025

**JM Financial Asset Reconstruction Company Private Limited Vs. M/s. Emil and Eric
Hospitality Services & others**

Whereas, (1) **M/s. Emil and Eric Hospitality Services**, 3/34, 35 and 36, East Fort P.O., Paravattani, Thrissur – 680001, represented by its Partners, Certificate debtors 2 and 3, (2) **Martin Sebastian** (Managing Partner, M/s. Emil and Eric Hospitality Services), Citadel House, Nadathara P.O., Thrissur – 680751, (3) **Benzy Martin** (Partner, M/s. Emil and Eric Hospitality Services), Citadel House, Nadathara P.O., Thrissur – 680751, have failed to pay the sum of **Rs. 19,05,56,745.81/-** (Rupees Nineteen crore five lakh fiftysix thousand seven hundred and fortyfive and paise eightyone only), as on **18.01.2018**, payable by them in respect of the **Recovery Certificate No. 77/2018 in OA No. 42/2013** issued by the Presiding Officer, Debts Recovery Tribunal-1, Ernakulam, and the interest and costs payable as per the Certificate.

And whereas there will be due there under, a sum of **Rs. 22,09,86,216.34** (Rupees Twenty two crore nine lakh eighty six thousand two hundred sixteen and paise thirty four and only) as on **02.04.2025**. Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **12.06.2025 by e-auction from 10.30 hrs to 11.00 hrs** and bidding shall take place through '**Online Electronic Bidding**' through the website www.bankauctions.in of **M/s. 4closure, Hyderabad**.

The reserve price below which the property shall not be sold is **₹ 1,05,00,000/-** (Rupees One crore five lakhs only). The amounts by which the bidding are to be increased shall be **₹ 50,000/-** (Rupees fifty thousand Only). EMD of **₹ 10,50,000/-** (Rupees ten lakhs fifty thousand only) shall be deposited by **10.06.2025**, 17.00 hrs online through RTGS/NEFT/TRANSFER or by deposit of Pay Order/Demand Draft to **Account No. 0004103000077516** in the name of '**Recovery Officer – DRT 1 Ernakulam E-Auction**' held with **IDBI Bank Limited**, Mittal Court, Nariman Point, Mumbai(IFSC Code IBKL0000004). The date for submission of online bids is from **04.06.2025 to 10.06.2025 till 17.00 hrs**. The successful bidder shall have to pay 25% of the sale proceeds (including EMD) and requisite poundage fee, in the said account immediately after declaration. The purchaser shall deposit the balance 75% of the bid amount on or before the 15th day from the date of sale of the property.



Schedule B Item No. 1

A piece and parcel of land admeasuring a total extent of 170.53 Ares of land comprised of 20.15 Ares in Re.Sy.No. 234/1, 15.80 Ares in Re.Sy.No. 234/2, 13.60 Ares in Re.Sy.No. 234/3, 20.35 Ares in Re.Sy.No. 234/4, 19.65 Ares in Re.Sy.No. 234/5 and 9.90 Ares in Re.Sy.No. 234/6, 30.30 Ares in Re.Sy.No. 234/7, 8 Ares in Re.Sy.No. 234/10, 16.70 Ares in Re.Sy.No. 234/11, 9.60 Ares in Re.Sy.No. 234/12 and 6.48 Ares Re.Sy.No. 234/9/2, Block No. 36, Kunnathunadu Village, Kunnathunadu Taluk, obtained by the 1st defendant as per Sale Deed No. 3251 of 2009, Puthencruz SRO and more specifically described in the schedule thereunder.

Boundaries :

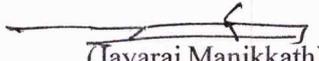
East – Property of New Cochin Real Estate Developers
North – Thodu
West – Property of New Cochin Real Estate Developers
South – Properties of Ayyapankutty and Jayalakshmi

(Note : Schedule property is a part of big wet land area and is land locked)

The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property, on the Notice Board of the Recovery Officer, in the website <http://drt.gov.in> and in the website of the e-auction service provider. For any other clarification, the undersigned may be contacted either in person or over the phone, or Shri Vaibhav Shetty, Vice President, JM Financial ARC Ltd, Mumbai at Telephone No. 022-62241658; Mobile No. 9820387460, e-mail – vaibhav.shetty@jmfl.com. For information about online submission of application and assistance during bidding, please contact M/s. 4closure, Hyderabad over phone - 08142000061 / 66, or Mr. T. Jaya Prakash Reddy, Regional Manager at Mobile No. 8142000064 e-mail id : prakash@bankauctions.in / info@bankauctions.in

Given under my hand and the seal of the Tribunal on this the 02nd day of April 2025.




(Jayaraj Manikkath)
Recovery Officer
Debts Recovery Tribunal – 1, Ernakulam