

REF: CFMARC/Trust-180/Oceanic Bio/810/2026-27

Date: 15th Jan 2026

RPAD & EMAIL

WITHOUT PREJUDICE

To,

<p>1. M/s Oceanic Bio Harvests Ltd. ("Borrower"), Address: No.29, Zackaria Colony, 4th Street, Choolaimedu, Chennai, Tamil Nadu- 600094</p>	<p>2. Mr. A. Joseph Raj (Guarantor) Address: No.6, 1st floor , wellington Estate No.53, Ethiraj Salai, Egmore, Chennai-600008 Also At: Address: B 014, Block-B, 1st Floor, "Navin's Dayton Heights", No.76, Nelson Manickam Road, Aminjikarai, Chennai-600029</p>
<p>3. Mr. A James Walter (Guarantor) Address: No.6, 1st floor , wellington Estate No.53, Ethiraj Salai, Egmore, Chennai-600008</p>	<p>4. Ms. Vimala Joseph (Guarantor) Address: No.6, 1st floor , wellington Estate No.53, Ethiraj Salai, Egmore, Chennai-600008</p>
<p>5. Legal Heir of Late Ms. Maria Salome (Deceased) (Guarantor/Mortgagor) Address: No.6, 1st floor, wellington Estate No.53, Ethiraj Salai, Egmore, Chennai-600008.</p>	

SUB: INTIMATION OF SALE OF MORTGAGED PROPERTY BY WAY OF E-AUCTION UNDER SARFAESI ACT, 2002.

Sir,

CFM Asset Reconstruction Private Limited ("CFM ARC") have acquired the entire outstanding debt along with underlying securities of **M/s Oceanic Bio Harvests Ltd** (Borrower) under section 5 of the SARFAESI Act, 2002 vide Registered Assignment Agreement dated 11-06-2025 from Indian Overseas Bank (Assignor) and by virtue of the said Assignment of Debt, CFM Asset Reconstruction Private Limited (Assignee) has acquired entire outstanding debts along with all the rights, title and interests with underlying secured debt and became entitled to recover outstanding dues and enforce securities.

Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400001

Registered Office: Block No. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051
www.cfmarc.in | info@cfmarc.in | +91 22 40055282 | CIN: U67100GJ2015PTC083994

We further draw your attention to the Demand Notice dated 13-09-2013 issued u/s 13(2) of SARFAESI Act of **Rs.89,00,71,868/- (Rupees Eighty-Nine Crore Seventy One Thousand Eight Hundred Sixty Eight Only) as on 13.09.2013** together with further interest by assignor, served and delivered to all of you. Subsequently, the Authorized Officer of CFMARC has taken over Possession of the secured assets on 12-11-2025 under the provisions of SARFAESI Act & rules framed thereunder.

DESCRIPTION OF SECURED ASSETS:	Particulars of security	Area	Property to be Sold must be identified here.			
	Land and Building Parcel	About 253.04 acres	Land and factory building and sheds standing in the Name of M/s. Oceanic Bio Harvests Limited, Total Extent 253.04 Acres situated at Keezhaiyur Village, Sirkazhi Taluk, Nagapattinam District within Mayiladuthurai Registration District Sembanarkoil.			
Schedules of the Property:						
S.No.	R.S.No.	Schedule Extent in Acre.Cent		Patta No.		
1	251-7	0.28		936		
2	251-8	1.98		936		
3	269-1B	0.13		936		
4	260-1A	1		936		
5	269-1A	1.49		936		
6	269-2	0.27		936		
7	180	2.51		936		
8	253-1	0.59		936		
9	259-4	0.36		938		
10	259-5	0.19		938		
11	259-6	0.2		876		
12	259-7	0.14		936		
13	259-8A	0.4		936		

14	261-1	1.12	936
15	261-3	0.21	936
16	261-4	0.57	936
17	253-3	0.46	936
18	253-4	0.2	936
19	253-6	0.25	936
20	253-7	0.51	936
21	250-4	0.52	278
22	297-1	1.09	278
23	250-2	0.21	936
24	250-5	0.6	936
25	246-9	0.24	936
26	246-17	0.43	936
27	259-8B	0.34	936
28	251-5	0.51	936
29	278-1	0.39	936
30	277-5	0.27	936
31	246-12	0.36	936
32	234-2A	0.06	936
33	246-4B	0.32	936
34	246-4A	0.37	936
35	234-2B	0.05	936
36	249-14	0.48	936
37	249-15	0.49	881

38	298-10	0.61	936
39	246-11	0.26	936
40	247-10	0.17	936
41	249-4	0.31	936
42	246-10B	0.21	936
43	251-9A	0.23	936
44	251-9B	0.23	936
45	251-9C	0.22	936
46	249-1	0.22	936
47	249-2	0.12	936
48	249-5	0.47	936
49	249-13B	0.3	936
50	248-2	0.32	936
51	246-1	0.23	936
52	246-8	0.22	936
53	246-15	0.65	936
54	247-7	0.67	936
55	233-4	0.44	936
56	246-14	0.36	936
57	246-19	0.07	936
58	278-3	0.12	936
59	249-11	0.3	936
60	253-5	0.25	936

61	253-8	0.39	936
62	259-1	0.98	936
63	259-2	0.23	936
64	247-1A	0.67	936
65	260-1B	0.61	936
66	259-8	0.36	936
67	249-9	0.6	278
68	249-15	0.4	881
69	259-3	0.35	278
70	259-2	0.15	936
71	247-9	0.18	278
72	247-12	0.08	278
73	247-1	0.14	278
74	247-2	0.29	278
75	247-3	0.01	278
76	247-6	0.23	278
77	262-6	0.75	278
78	262-5	0.14	278
79	246-6	0.19	936
80	246-20	0.76	936
81	248-1	0.35	936
82	251-2	0.52	936
83	247-1C	1.02	936
84	249-12	0.74	936

85	262-7	0.32	936
86	190-1	0.19	278
87	190-5	0.39	936
88	259-9	0.275	936
89	249-7	0.17	278
90	249-13A	0.83	278
91	269-3	1.01	936
92	253-2	0.45	936
93	256-5	0.35	936
94	262-4	0.49	936
95	262-5	0.39	278
96	271-2	0.42	936
97	274-2	0.43	936
98	251-3	0.71	936
99	251-4	0.36	936
100	262-3	0.54	936
101	295-2	0.53	936
102	181-2	0.72	936
103	181-3	0.92	
104	179-4	0.36	936
105	246-3	0.25	936
106	248-4	0.75	936
107	261-2	0.28	936
108	257-7	0.35	936

109	253-1	0.59	936
110	246-5	0.32	936
111	250-6	0.61	936
112	261-6	0.84	936
113	264-2	0.4	936
114	179-4	0.15	936
115	248-3	0.18	936
116	251-6	0.41	936
117	261-11	0.07	936
118	180	2.51	936
119	181-4	1.03	936
120	181-2	0.31	936
121	179-4	0.515	936
122	183-2	2.07	936
123	175-2	1.74	936
124	170-2	0.85	936
125	171-1	1.995	936
126	277-2	0.94	936
127	256-3	0.37	936
128	257-2	0.2	936
129	257-4	0.58	936
130	298-13	0.01	936
131	265-5	0.06	938
132	265-6	0.26	936

133	266-1	0.56	936
134	266-2	0.4	936
135	266-6	0.45	936
136	266-7	0.45	936
137	296-7	0.06	936
138	296-8B	0.12	936
139	296-9	0.22	936
140	296-10	0.46	936
141	298-3	0.38	936
142	298-8	0.34	936
143	298-9	0.25	936
144	182-1	0.19	936
145	181-1	0.68	936
146	181-2	0.2	936
147	174-1	1.01	936
148	174-4	0.46	936
149	257-5	0.41	936
150	256-2	0.41	936
151	256-6	0.26	936
152	257-3	1.14	936
153	170-3	0.9	936
154	170-4	0.99	936
155	169-3	0.37	936
156	194-8	0.2	936

157	170-5	0.62	936
158	170-6	0.19	936
159	296-8A	3.14	936
160	296-1	1.76	936
161	194-9	0.17	936
162	190-4B1	0.15	936
163	232-2A	0.71	936
164	234-12A	0.24	936
165	294-1C	0.99	987
166	297-3	0.17	938
167	297-3	1.33	938
168	277-4	0.79	936
169	248-7	0.67	936
170	230-11	0.52	936
171	194-5	0.37	936
172	183-1	0.67	936
173	248-5	0.05	936
174	248-9	0.19	936
175	248-11	0.27	936
176	193-1B	1.74	278
177	193-2	0.4	278
178	232-2B	0.73	936

179	234-12B	0.24	936
180	230-13	0.37	936
181	182-2	1.65	936
182	186-1	0.52	938
183	194-6	1.34	936
184	194-2	0.24	936
185	194-7	0.46	936
186	194-1	0.58	936
187	280-1B2	1.34	936
188	280-1B1	0.9133	936
189	279-2	0.47	936
190	279-3A	0.54	936
191	278-5C	0.67	936
192	278-5A	0.67	936
193	279-3D	0.5	936
194	194-4	0.48	936
195	278-5B	0.67	936
196	281-1	0.52	936
197	190-6	0.69	278
198	182-2	1.17	936
199	260-3	0.21	939
200	174-2	2.39	936

201	193-1A	4.99	936
202	194-3	0.34	936
203	171-2	1.995	936
204	184	7.74	936
205	186-8	0.09	936
206	169-1	1.61	936
207	234-1	0.17	936
208	234-19	0.25	936
209	234-22	0.48	936
210	185	3.81	936
211	186-2	5.51	936
212	187-1	0.57	936
213	187-5B	0.24	936
214	188-1	0.62	936
215	188-2	0.55	936
216	188-3	0.18	936
217	188-4	0.18	936
218	188-5	0.27	936
219	188-6	0.2	936
220	188-7	0.14	936
221	188-9	0.74	936
222	190-4A	2.44	936
223	190-8	0.08	936
224	234-3	3.93	936

225	234-13	0.32	936
226	230-12A	0.09	278
227	246-10A	0.15	936
228	241-2	0.44	936
229	298-14	0.13	936
230	271-8	0.77	936
231	265-5	0.06	938
232	246-18	0.07	936
233	230-9	0.96	939
234	231-1	2.14	936
235	249-16	0.15	936
236	265-7	0.49	936
237	265-8	0.09	936
238	398-3	0.51	938
239	398-8	0.28	938
240	241-1B	1.26	936
241	187-2	0.43	936
242	230-1	2.11	936
243	242-1	4.26	936
244	190-2	0.07	936
245	190-7	0.06	936
246	190-4B2	0.05	936

247	174-3	0.37	936
248	175-3	0.63	936
249	248-10	0.19	936
250	278-3	0.67	936
251	301-4	0.3333	938
252	301-7	0.0633	938
253	301-5	0.27	938
254	236-4	0.6	938
255	241-1A	3	938
256	237-8	0.22	938
257	302-3	0.3	938
258	303-9	0.42	938
259	303-10	1.19	938
260	302-1	0.46	938
261	302-4	0.32	938
262	238-8	0.59	936
263	237-5	0.19	936
264	237-7	0.43	936
265	237-14	0.43	936
266	288-1	0.32	936
267	288-7	0.21	936
268	289-3C	0.47	936
269	318-1A	0.84	936
270	298-5	0.17	938

271	298-6	0.17	938
272	298-7	0.41	938
273	281-8	0.72	936
274	294-2	0.66	938
275	285-3A	0.8	936
276	281-5	0.12	936
277	238-3	0.28	938
278	238-4	0.31	938
279	289-2A	1	938
280	318-2	1.49	938
281	210-5	0.36	938
282	231-9	1.05	938
283	231-9	0.67	938
284	317-2	0.15	938
285	317-3	0.21	938
286	317-4	1.41	938
287	316-1A	0.66	286
288	292-1	0.41	986
289	292-2	1.26	986
290	292-3	0.39	986
291	292-6	0.48	986
292	301-8	1.27	938
293	300-1	0.44	938
294	300-2	0.35	938

295	300-6	0.12	938
296	300-3	1.93	938
297	301-1	1.14	938
298	313-2	2.58	938
299	313-4	0.39	938
300	313-5	0.63	938
301	313-6	0.13	938
302	298-1	0.91	936
303	299-2	0.67	936
304	299-3	2.18	936
305	315-1	0.71	936
306	285-5	0.49	938
307	281-3A	1.29	278
308	226-3	0.37	988
309	227-2A	0.3	989
310	285-5A	0.48	938
311	300-5	0.12	938
312	285-1	0.35	938
313	289-6	0.16	938
314	289-9	0.2	938
315	284-7	0.81	938
316	289-5	0.18	938
317	289-7	0.19	938

318	289-8	0.21	938
319	278-2	0.97	938
320	231-2	3.17	938
321	230-7	1.23	938
322	188-8	0.46	938
323	210-6	0.21	938
324	277-3A	0.5	938
325	301-2	0.22	938
326	285-6	0.19	936
327	285-3B2	0.6133	936
328	285-11	0.6	936
329	284-6	0.9	938
330	289-3B	0.79	938
331	293-1	1.91	938
332	281-7	0.42	938
333	292-4	2.52	938
334	291-1B	1.19	938
335	298-16	0.31	936
336	315-6	0.41	938
337	298-4	0.28	938
338	289-2B	0.39	938
339	295-1	0.73	939
340	294-1A2	0.66	939

341	294-2	0.15	938
342	277-3B	2	939
343	262-2	0.51	278
344	278-5D	0.17	939
345	279-1	0.5	939
346	277-3C	2.05	936
347	261-10	0.06	278
348	294-1B	0.35	987
349	262-1	0.99	278
350	260-2	1.09	939
351	297-2	1.35	936
352	295-3	0.31	936
353	295-4B	0.36	697
354	269-4	2.36	939
355	270-1	0.89	939
356	294-1A1	0.16	939
357	295-4	0.27	697
358	295-3	0.23	936
359	279-3D1	0.28	936
360	279-3E	1.38	936
361	281-3B2	1.22	938
362	281-6	0.19	938

			363	280-1A	0.66	936
			364	299-1	2.1	278
			365	279-3B	0.37	936
			366	279-3C	0.34	936
			367	279-3D2	0.5	936
			368	238-6	0.36	938
			369	280-1A	2.09	936
			370	288-4	0.47	938
			371	187-5A	0.24	936
			372	232-3	2.46	936
			373	233-5A	0.5	936
			374	233-2	0.75	936
			375	235-2	0.66	938
			376	236-1	0.61	938
				Total	252.583	
SECURED DEBT:	The total outstanding dues for recovery 1,98,71,43,767.73 (Rupees One Hundred Ninety-Eight Crore Seventy-One Lakh Forty Three Thousand Seven Hundred Sixty Seven and Seventy Three Paise Only) as on 24.10.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.					
ANCHOR BID OFFER:	INR 12,00,00,000/- (Indian Rupees Twelve Crore Only)					
INSPECTION:	Visit on request between the office hours from 11 am to 3 pm with one day prior intimation					

EARNEST MONEY DEPOSIT ("EMD"):	INR 3,00,00,000/- (Indian Rupees Three Crore Only)										
MINIMUM MARKUP OF RS.5 LAKH ABOVE ANCHOR BID. THE BIDING STARTS FROM.	Minimum INR 12,05,00,000 (Indian Rupees Twelve Crore Five Lakh Only)										
LAST DATE, TIME AND DETAILS REMITANCE FOR SUBMISSION OF EMD AND BID BY ALL BIDDERS:	<p>20.02.2026 till 5 pm. Through website (https://www.bankeauctions.com)</p> <table border="1"> <tr> <td>Account Holder</td><td>CFMARC Trust – 180</td></tr> <tr> <td>Account Number</td><td>001402000009333</td></tr> <tr> <td>Bank</td><td>Indian Overseas Bank</td></tr> <tr> <td>Branch</td><td>Fort Branch</td></tr> <tr> <td>IFSC</td><td>IOBA0000014</td></tr> </table>	Account Holder	CFMARC Trust – 180	Account Number	001402000009333	Bank	Indian Overseas Bank	Branch	Fort Branch	IFSC	IOBA0000014
Account Holder	CFMARC Trust – 180										
Account Number	001402000009333										
Bank	Indian Overseas Bank										
Branch	Fort Branch										
IFSC	IOBA0000014										
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER	The payment should be made latest by next working day from the date of bid confirmation										
LAST DATE FOR PAYMENT OF 75% OF ACCEPTED HIGHEST BID	Within 15 days from the days of bid/sale confirmation										
CONTACT DETAILS OF AUTHORISED OFFICER:	Ram Jaluka: 8976862752. Karthiyk Viswanathan; 9884480024										
TIME, DATE, AND PLACE FOR E- AUCTION UNDER SWISS CHALLENGE METHOD	<p>on 23.02.2026 - Time: 11 am - 12 pm</p> <p>E-Auction/Bidding through website (https://www.bankeauctions.com)</p>										

Please find attached newspaper publication done in Dinamani & Indian Express dt. 15/01/2026.

Place: Nagapattinam



(Authorized Officer)

CFM ASSET RECONSTRUCTION PVT. LTD.
Acting as trustee of CFMARC Trust – 180

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted “online” through the portal of <https://www.bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.
- 3) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Bhavik Pandya, Contact No. +91 9974887668 , Email address: support@bankeauctions.com and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Under Swiss Challenge Method Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi – 110001
Contact Persons	Mr. Bhavik Pandya Contact No. +91 9974887668.
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 4) The intending bidder should bid for the entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 5) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 6) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen days from the date of e-auction. The offeror will not be entitled to claim any interest if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 7) The Said Property/ties shall be sold at a price not less than the Anchor bid offer mentioned hereinabove.
- 8) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and the intending purchaser shall have no right to object to the same.
- 9) The bid amount can be improved by Rs. 5,00,000/- (In words, Rupees Five Lakhs only) per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document. The prospective bidders/ offerors shall be allowed to revise their bid(s) during bidding process, multiple times, with unlimited automated extensions of 5 (five) minutes each.
- 10) The last highest bid shall be considered as H1 bid (“H1 Bid”) and the highest bidder shall be considered as H1 bidder (“H1 Bidder”).

- 11) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT/IMPS) favoring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful offeror on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale, and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 12) The offeror shall not deduct Tax Deducted at Source (“TDS”), as applicable under section 194-IA of the Income Tax Act, 1961 based on CBDT notification regarding the exemption from TDS applicability on the sale of immovable property hence no TDS will be deducted on payments made to a Trust. Therefore, in the case of sale of immovable property, the buyer is required to deposit the full purchase consideration without any TDS deduction.
- 13) The stamp duty, registration charges, cess, sales tax, Value Added Tax (“VAT”) (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 14) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 15) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 16) Presently there are no encumbrances known to CFM-ARC.
- 17) The Said Properties are offered for sale on “As is where is basis,” “As is what is basis,” and “Whatever there is basis,” and “No recourse basis.” Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 18) The offerors are advised in their own interest to verify the Said Property/ies as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.
- 19) The successful offeror shall be deemed to have purchased the Said Properties after complete satisfaction of title thereto and inspection thereof shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Properties or any part thereof.
- 20) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him/her.

- 21) The offeror shall purchase the Said Properties in the same condition that the said Properties exist on the date of sale. The date of sale shall mean the date when the Authorized Officer accepts the offer of the successful offeror. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful offeror as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful offeror shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful offeror.
- 22) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any offeror who wishes to give a fresh offer for the said properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate Aggregate Earnest Money Deposit.
- 23) The successful offeror will be bound by the regulations of local authority and/or any other statutory authority and/or any other authority concerned, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 24) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be auctioned.
- 25) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- 26) On confirmation of sale by CFMARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset / said properties in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 27) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- 28) The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the e-auction contemplated herein.
- 29) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM-ARC's decision in this behalf shall be final & binding.

- 30) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts & circumstances of the case.
- 31) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Tamil Nadu.
- 32) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act, 2002 and the rules framed thereunder.
- 33) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust – 180
Account Number	001402000009333
Bank	Indian Overseas Bank
Branch	Fort Branch
IFSC	IOBA0000014

- 34) **Other terms and conditions pertaining to e-auction:**
 - a) E-Auction/ bidding will be only online bidding through the portal provided by the service provider.
 - b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/offeror
 - c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
 - d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
 - e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
 - f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
 - g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
 - h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
 - i) The highest and the latest bid on the e-auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC.
 - j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by CFM-ARC. Hence bidder/s/offeror/s are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-
Authorized Officer

ONLINE BID DOCUMENT

(To be filled online in website <https://www.bankeauctions.com>)

In the matter of sale of secured immovable property of from 1. M/s Oceanic Bio Harvests Ltd. ("Borrower"), 2. A. Joseph Raj ("Guarantor"), 3. A James Walter ("Guarantor"), 4. Vimala Joseph ("Guarantor"), 5. Legal Heir of Late Maria Salome (Guarantor/Mortgagor (since deceased).

PARTICULARS OF THE OFFEROR/BIDDER:

- 1) Name of the Offeror/Bidder: _____
- 2) Constitution of the Offeror/ Bidder: _____
- 3) Postal Address of the Offeror/Bidder: _____
- 4) Telephone Nos. (O) _____ (R) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. Driving Licence Number _____
 - b. PAN Card Number _____
 - c. Voter Identity Card Number _____
 - d. Passport Number _____
 - e. Certificate of Incorporation Number _____
 - f. Partnership Agreement details _____
- 6) Aggregate EMD Remittance details
 - a. Date of remittance _____
 - b. Name of Bank _____
 - c. Branch Name _____
 - d. Bank Account No. _____
 - e. IFSC Code No. _____
 - f. UTR No. _____

OR

 - a. Date of Demand draft _____
 - b. Name of the Issuing Bank _____
- 7) DETAILS OF THE OFFER/BID:
Price Offered: Rs. _____ (Amount in figures)
Rs. _____ (Amount in words)
- 8) Details of Secured Asset : _____

DECLARATION BY BIDDER / OFFEROR

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable and movable properties of Mortgager and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises, and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer in <https://www.bankeauctions.com> is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankeauctions.com> is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

SIGNATURE

To,
The Authorized Officer,
CFM Asset Reconstruction Pvt. Ltd (CFMARC)
CFMARC Trust-180 Oceanic Bio Harvest Ltd0000.
1st Floor, Wakefield House, Sprott Road, Ballard Estate,
Mumbai 400 038

Affidavit cum Undertaking to be executed and notarised

I/We, _____

etc.) s/o _____, aged about _____ years, currently residing at _____ (name(s) of the Purchaser and having PAN No(s) _____; _____ and _____ & Aadhar No. _____, _____, _____ and _____ on behalf of _____ - (name of the Prospective Purchaser) presently residing at _____ (herein referred as the "Prospective Purchaser") pursuant to Authorization of the Board of Directors/ Power of Attorney of the Prospective Purchaser dated _____, (as enclosed herewith), do solemnly affirm and state as under:

- a. That I /We am duly authorized and competent to make and affirm this affidavit for and on behalf of the Prospective Purchaser in terms of resolution of Board of Directors/ Power of Attorney dated _____, I hereby unconditionally state, submit and confirm that the document is true, valid, and genuine.
- b. I /We hereby unconditionally state, submit and confirm that the Prospective Purchaser is not disqualified from submitting the offer letter and /or tender to purchase the property being _____ (hereinafter referred as "the secured asset") by way of Private treaty or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.
- c. That neither the (i) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser nor (iii) any person who is a connected person with the Borrower or Borrower company namely _____ (name of borrower/mortgagor)
- d. That neither the (i) Prospective Purchaser nor (ii) any person acting jointly or in concert with the Prospective Purchaser nor (iii) any person who is a connected person; (a) the Prospective Purchaser or (b) any person acting jointly or in concert with the Prospective Purchaser:
 - i. is an undischarged insolvent,
 - ii. is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
 - iii. is at the time of submission of the sale offer, a person who (a)has an account which has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) controls or manages or is the promoter of a the borrower Company or the Guarantor Company whose account has been, classified as non performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation

Act,1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, cost and charges thereon has not been fully repaid at the time of submission of this Sale offer;

- iv. has been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment: or
- v. has been a Promoter or in the management or control of a Borrower Company in which a preferential transaction has taken place and in respect of which an order has been made by the Hon'ble National Company Law Tribunal (or its appellate tribunals or Courts). (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction by the Prospective purchaser pursuant to a resolution plan approved under the code or pursuant to the scheme or plan approved by a financial sector regulator or court, and the Prospective purchaser has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction) which has taken place prior to the acquisition of the financial assets of the Borrower Company by the Secured Creditor;
- vi. has executed a guarantee in favor of a creditor, in respect of a Borrower against which an application for Insolvency resolution made by such creditor has been admitted under the code, where such guarantee has been invoked by the creditor and remains unpaid in full or part;
- vii. is subject to any other aforesaid conditions under any law in a jurisdiction outside India.

- e. That the Prospective Purchaser unconditionally and irrevocably represents, warrants, and confirms that it is eligible to participate in the sale process as laid down under SARFAESI Act, 2002 read with the Security Enforcement Rule, 2002 and that it shall provide all the documents, representations and information as may be required by the CFMARC/Secured Creditor or any other authority as may be applicable.
- f. That the Prospective Purchaser unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statement made under this affidavit cum Undertaking.
- g. That the Prospective Purchaser understands that CFMARC may rely on the confirmations, representations and warrants provided by the Prospective purchaser under this affidavit cum undertaking.
- h. That in the event of any of any of the above statements are found to be untrue or incorrect then the Prospective purchaser unconditionally agrees to indemnity and hold harmless the CFMARC and /or the Secured Creditor.
- i. That the Prospective Purchasers agrees and undertakes to disclose/ inform forthwith, to the CFMARC/Secured Creditor if the Prospective purchaser becomes aware of any change in information in relation to at any stage of the sale process.
- j. That this affidavit cum undertaking shall be governed in accordance with the laws of India and the adjudicating authority shall have the exclusive jurisdiction over any dispute arising under this affidavit.

Solemnly affirmed at ----- on this----- day of -----, (2026)

Deponent