

# NATIONAL COMPANY LAW TRIBUNAL KOCHI BENCH

*CORAM:*

SHRI VINAY GOEL, HON'BLE MEMBER (JUDICIAL)  
SHRI RAVICHANDRAN RAMASAMY, HON'BLE MEMBER (TECHNICAL)

PETITION No./IA No.	IA(IBC)/375/KOB/2023 in IBA/11/KOB/2020
SECTION	SEC 60(5)IBC R/W NCLT RULE 11.
NAME OF PARTIES	BEJO THOMAS V/S ANNIE ABRAHAM (LIQUIDATOR) OF MIR REALTORS PRIVATE LIMITED AND 4 OTHERS.
PETITIONERS ADVOCATE/ PROFESSIONAL	MAYUR JUGTAWAT, ENOCH DAVID SIMON JOEL, S SREEDEV, RONY JOSE, LEO LUKOSE, KAROL MATHEWS SEBASTIAN ALENCHERRY, DERICK MATHAI SAJI, KARAN SCARIA ABRAHAM.
RESPONDENTS ADVOCATE/ PROFESSIONAL	KEVIN THOMAS, AKHIL SURESH, KALLIYANI KRISHNA B, AMRITH MJ, ANITA ELIZABETH BABU, RAHUL T, ABRAHAM MATHEW, ANIL ABEY JOSE.

22 JUNE 2026 2026

## O R D E R

IA(IBC)/375/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/395/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/396/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/397/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/398/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/399/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/400/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/401/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/404/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/405/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/406/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/407/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/408/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/409/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/410/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/411/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/412/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/423/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/477/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/478/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/487/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/488/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/489/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/511/KOB/2023 in IBA/11/KOB/2020

( 2 )

Learned Counsel, Mr. Nipun Singhvi, appears physically along with Learned Counsel, Mr. Mayur Jugtawat, on behalf of the Applicant. Ld. Counsel, Mr. Kevin Thomas, appears virtually for the Liquidator. Liquidator, Ms Annie Abraham (R1) is present in person through virtual mode. Ld. Counsel, Ms. Loyana, appears on behalf of R2 through virtual mode. Ld. Counsel, Mr. Akhil Suresh, appears physically on behalf of R3 to R5.

Counsel for the landowners submitted that, in view of the orders passed by the Hon'ble Supreme Court, this Tribunal cannot proceed further as the matter is still *sub judice* before the Hon'ble Supreme Court, and any decision taken by this Tribunal would render such proceedings infructuous.

Counsel for the home buyers submitted that there is no impediment to proceed further. However, they will seek clarification in the pending matter before the Hon'ble Supreme Court.

Heard both sides. Both parties are directed to complete their pleadings if already not done within four working days if right to file such pleadings still subsists in all these cases. If some pleadings are lying in the Registry under defect, parties are directed to cure the defects within four working days.

So, this Tribunal shall proceed further in accordance with law.

Counsel for the applicant may avail such discretion as proposed in response to the objection raised by the Counsel for the landowners. Case is adjourned to 02.07.2026.

At this stage, Counsel for home buyers submitted that it would not be possible for him to appear on 02.07.2026. At his request and to his convenience, case is adjourned to **09.07.2026**.

**IA(IBC)/55/KOB/2025 in IBA/11/KOB/2020**  
**IA(IBC)/98/KOB/2025 in IBA/11/KOB/2020**  
**IA(IBC)/124/KOB/2025 in IBA/11/KOB/2020**  
**IA(IBC)/125/KOB/2025 in IBA/11/KOB/2020**

**IA(IBC)/126/KOB/2025 in IBA/11/KOB/2020**  
**IA(IBC)/127/KOB/2025 in IBA/11/KOB/2020**  
**IA(IBC)/128/KOB/2025 in IBA/11/KOB/2020**

Learned Counsel, Mr. Nipun Singhvi, appears physically along with Learned Counsel, Mr. Mayur Jugtawat, on behalf of the Applicant. Ld. Counsel, Mr. Kevin Thomas, appears virtually for the Liquidator. Liquidator, Ms Annie Abraham (R1) is present in person through virtual mode. Ld. Counsel, Ms. Loyana, appears on behalf of R2 through virtual mode. Ld. Counsel, Mr. Akhil Suresh, appears physically on behalf of R3 to R5.

Counsel for the landowners submitted that, in view of the orders passed by the Hon'ble Supreme Court, this Tribunal cannot proceed further as the matter is still *sub judice* before the Hon'ble Supreme Court, and any decision taken by this Tribunal would render such proceedings infructuous.

Counsel for the home buyers submitted that there is no impediment to proceed further. However, they will seek clarification in the pending matter before the Hon'ble Supreme Court.

Heard both sides. Both parties are directed to complete their pleadings if already not done within four working days if right to file such pleadings still subsists in all these cases. If some pleadings are lying in the Registry under defect, parties are directed to cure the defects within four working days.

So, this Tribunal shall proceed further in accordance with law.

Counsel for the applicant may avail such discretion as proposed in response to the objection raised by the Counsel for the landowners. Case is adjourned to 02.07.2026

At this stage, Counsel for home buyers submitted that it would not be possible for him to appear on 02.07.2026. At his request and to his convenience, case is adjourned to **09.07.2026**.

**IA(IBC)/498/KOB/2023 in IBA/11/KOB/2020**

Ld. Counsel, Mr. M A Shaji, appears virtually on behalf of the applicants. Ld. Counsel, Mr. Kevin Thomas, appears virtually for the Liquidator. Liquidator, Ms Annie Abraham (R1) is present in person through virtual mode. Ld. Counsel, Ms. Loyana, appears on behalf of R2 through virtual mode. Ld. Counsel, Mr. Akhil Suresh, appears physically on behalf of R3 and R4.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/97/KOB/2025 in IBA/11/KOB/2020**

Ld. Counsel, Mr. M A Shaji, appears virtually on behalf of the applicants. Ld. Counsel, Mr. Kevin Thomas, appears virtually for the Liquidator. Liquidator, Ms Annie Abraham (R1) is present in person through virtual mode. Ld. Counsel, Ms. Loyana, appears on behalf of R2 through virtual mode. Ld. Counsel, Mr. Akhil Suresh, appears physically on behalf of R4 to R6.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/40/KOB/2026 in IBA/11/KOB/2020**  
**IA(IBC)/266/KOB/2025 in IBA/11/KOB/2020**

Ld. Counsel, Mr. Akhil Suresh, appears physically on behalf of the applicants. Ld. Counsel, Mr. Kevin Thomas, appears virtually for the Liquidator. Liquidator/R1, Ms. Annie Abraham through virtual mode. Ld. Counsel, Ms. Loyana, appears on behalf of R2 through virtual mode.

Counsel for the applicants sought adjournment to seek some instructions from his clients. At request, case is adjourned to **09.07.2026**.

IA(IBC)/214/KOB/2026 IN IA(IBC)/127/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/215/KOB/2026 IN IA(IBC)/395/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/216/KOB/2026 IN IA(IBC)/126/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/217/KOB/2026 IN IA(IBC)/401/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/219/KOB/2026 IN IA(IBC)/412/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/223/KOB/2026 IN IA(IBC)/400/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/224/KOB/2026 IN IA(IBC)/423/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/226/KOB/2026 IN IA(IBC)/375/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/227/KOB/2026 IN IA(IBC)/124/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/228/KOB/2026 IN IA(IBC)/406/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/229/KOB/2026 IN IA(IBC)/398/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/230/KOB/2026 IN IA(IBC)/128/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/231/KOB/2026 IN IA(IBC)/408/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/232/KOB/2026 IN IA(IBC)/404/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/233/KOB/2026 IN IA(IBC)/511/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/237/KOB/2026 IN IA(IBC)/407/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/239/KOB/2026 IN IA(IBC)/409/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/240/KOB/2026 IN IA(IBC)/396/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/241/KOB/2026 IN IA(IBC)/364/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/242/KOB/2026 IN IA(IBC)/477/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/243/KOB/2026 IN IA(IBC)/405/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/244/KOB/2026 IN IA(IBC)/410/KOB/2023 in IBA/11/KOB/2020

Ld. Counsel, Mr. Akhil Suresh, appears physically for the applicants. Ld. Counsel, Mr. Nipun Singhvi, appears physically for Homebuyers. Ld. Counsel, Mr. Kevin Thomas, appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the applications to all the respondents through e-mail.

Counsel for the Liquidator submitted that he has a strong objection against the relief claimed, and he further submitted that he does not want to file any formal reply affidavit, and he reserves his rights to argue the case at the time of hearing.

Counsel for the home buyers submitted that he has filed reply affidavit in some IAs and further submitted that the respondents in the remaining IAs intend to adopt the same reply affidavit in all other IAs.

Both Counsels submitted that the matters are interconnected. So, they have no objection.

Counsel for the respondents is directed to file an adoption memo or individual reply affidavit in all IAs. Further, Counsel for the landowners submitted that he intends to file a rejoinder before the next date of hearing.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/218/KOB/2026 IN IA(IBC)/472/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/220/KOB/2026 IN IA(IBC)/458/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/221/KOB/2026 IN IA(IBC)/453/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/222/KOB/2026 IN IA(IBC)/459/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/225/KOB/2026 IN IA(IBC)/348/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/234/KOB/2026 IN IA(IBC)/500/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/235/KOB/2026 IN IA(IBC)/98/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/238/KOB/2026 IN IA(IBC)/353/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/245/KOB/2026 IN IA(IBC)/474/KOB/2025 in IBA/11/KOB/2020**

Ld. Counsel, Mr. Akhil Suresh, appears physically for the applicants. Ld. Counsel, Mr. Nipun Singhvi, appears physically for Homebuyers. Ld. Counsel, Mr. Kevin Thomas, appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the applications to all the respondents through e-mail.

Counsel for the Liquidator submitted that he has a strong objection against the relief claimed, and he further submitted that he does not want to file any formal reply affidavit, and he reserves his rights to argue the case at the time of hearing.

Counsel for the home buyers submitted that he has filed reply affidavit in some IAs and further submitted that the respondents in the remaining IAs intend to adopt the same reply affidavit in all other IAs.

Both Counsels submitted that the matters are interconnected. So, they have no objection.

Counsel for the respondents is directed to file an adoption memo or individual reply affidavit in all IAs. Further, Counsel for the landowners submitted that he intends to file a rejoinder before the next date of hearing.

At request, case is adjourned to **30.06.2026**.

**IA(IBC)/246/KOB/2026 IN IA(IBC)/375/KOB/2023 in IBA/11/KOB/2020**

Ld. Counsel, Mr. Akhil Suresh, appears physically for the applicants. Ld. Counsel, Mr. Nipun Singhvi, appears physically for Homebuyers. Ld. Counsel, Mr. Kevin Thomas, appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Learned Counsel for the Applicants is directed to furnish a copy of the application to other respondents through e-mail.

Learned Counsel for the Home Buyers submitted that the alleged original documents are not in the possession of the Home Buyers and, therefore, they do not want to file any Reply Affidavit in this matter. It is further submitted that this application has been filed only with a view to delaying the process.

Learned Counsel for the Liquidator submitted that they have not received a copy of this application. Counsel for the applicants is directed to serve copy of the application during the course of the day.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/247/KOB/2026 IN IA(IBC)/489/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/250/KOB/2026 IN IA(IBC)/478/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/251/KOB/2026 IN IA(IBC)/397/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/253/KOB/2026 IN IA(IBC)/487/KOB/2023 in IBA/11/KOB/2020**

**IA(IBC)/264/KOB/2026 IN IA(IBC)/411/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/265/KOB/2026 IN IA(IBC)/488/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/266/KOB/2026 IN IA(IBC)/403/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/267/KOB/2026 IN IA(IBC)/55/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/269/KOB/2026 IN IA(IBC)/125/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/270/KOB/2026 IN IA(IBC)/399/KOB/2023 in IBA/11/KOB/2020**

Ld. Counsel, Mr. Akhil Suresh appears physically for the applicants. Ld. Counsel, Mr. Nipun Singhvi appears virtually for Homebuyers. Ld. Counsel, Mr. Kevin Thomas appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the applications to all the respondents through e-mail.

Counsel for the Liquidator submitted that he has a strong objection against the relief claimed, and he further submitted that he does not want to file any formal reply affidavit, and he reserves his rights to argue the case at the time of hearing.

Counsel for the home buyers submitted that he has filed reply affidavit in some IAs and further submitted that the respondents in the remaining IAs intend to adopt the same reply affidavit in all other IAs.

Both Counsels submitted that the matters are interconnected. So, they have no objection.

Counsel for the respondents is directed to file an adoption memo or individual reply affidavit in all IAs. Further, Counsel for the landowners submitted that he intends to file a rejoinder before the next date of hearing.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/248/KOB/2026 IN IA(IBC)/349/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/249/KOB/2026 IN IA(IBC)/432/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/252/KOB/2026 IN IA(IBC)/318/KOB/2025 in IBA/11/KOB/2020**

IA(IBC)/254/KOB/2026 IN IA(IBC)/354/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/255/KOB/2026 IN IA(IBC)/502/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/256/KOB/2026 IN IA(IBC)/358/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/261/KOB/2026 IN IA(IBC)/417/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/262/KOB/2026 IN IA(IBC)/470/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/263/KOB/2026 IN IA(IBC)/352/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/268/KOB/2026 IN IA(IBC)/465/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/271/KOB/2026 IN IA(IBC)/314/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/273/KOB/2026 IN IA(IBC)/107/KOB/2026 in IBA/11/KOB/2020  
IA(IBC)/275/KOB/2026 IN IA(IBC)/18/KOB/2026 in IBA/11/KOB/2020

Ld. Counsel, Mr. Akhil Suresh appears physically for the applicants. Ld. Counsel, Mr. Nipun Singhvi appears virtually for Homebuyers. Ld. Counsel, Mr. Kevin Thomas appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the applications to all the respondents through e-mail.

Counsel for the Liquidator submitted that he has a strong objection against the relief claimed, and he further submitted that he does not want to file any formal reply affidavit, and he reserves his rights to argue the case at the time of hearing.

Counsel for the home buyers submitted that he has filed reply affidavit in some IAs and further submitted that the respondents in the remaining IAs intend to adopt the same reply affidavit in all other IAs.

Both Counsels submitted that the matters are interconnected. So, they have no objection.

Counsel for the respondents is directed to file an adoption memo or individual reply affidavit in all IAs. Further, Counsel for the landowners submitted that he intends to file a rejoinder before the next date of hearing.

At request, case is adjourned to **30.06.2026**.

**IA(IBC)/260/KOB/2026 IN IA(IBC)/97/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/274/KOB/2026 IN IA(IBC)/498/KOB/2023 in IBA/11/KOB/2020**

Ld. Counsel, Mr. Akhil Suresh, appears physically for the applicants. Ld. Counsel, Mr. M. A. Shaji appears for Homebuyers. Ld. Counsel, Mr. Kevin Thomas, appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the application to all the respondents through e-mail.

Counsel for respondents sought time to file reply affidavit in this matter. He may file the same within 3 working days with copy to the applicants. Applicants may file rejoinder, if any, before the next date of hearing.

At request, case is adjourned to **09.07.2026**.

**IA(IBC)/272/KOB/2026 IN IA(IBC)/181/KOB/2025 in IBA/11/KOB2020**

Ld. Counsel, Mr. Akhil Suresh, appears physically for the applicants. None appears virtually for Homebuyers. Ld. Counsel, Mr. Kevin Thomas appears virtually along with the Liquidator/R3, Ms. Annie Abraham. Ld. Counsel, Ms. Loyana, appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants is directed to serve copy of the applications to all the respondents through e-mail.

Counsel for the Liquidator submitted that he has a strong objection against the relief claimed, and he further submitted that he does not want to file any formal reply affidavit, and he reserves his rights to argue the case at the time of hearing.

At request, case is adjourned to **30.06.2026**.

**Sd/-**  
**RAVICHANDRAN RAMASAMY**  
**MEMBER (TECHNICAL)**

**Sd/-**  
**VINAY GOEL**  
**MEMBER (JUDICIAL)**