

# 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)/214/KOB/2026 IN IA(IBC)/127/KOB/2025 in IBA/11/KOB/2020
SECTION	SEC.424(2)(e) C/ACT R/W RULE 11 NCLT
NAME OF PARTIES	SAMSON T GEORGE AND 2 OTHERS V/S JOICE JOSEPH THROUGH POA BERLY MATHEWS AND 2 OTHERS
PETITIONERS ADVOCATE/ PROFESSIONAL	AKHIL SURESH, KALLIYANI KRISHNA B, AMRITH MJ, ANITA ELIZEBETH BABU, RAHUL T
RESPONDENTS ADVOCATE/ PROFESSIONAL	KEVIN THOMAS, ABRAHAM MATHEW, ANIL ABEY JOSE, MAYUR JUGTAWAT, RONY JOSE

11 JUNE 2026

## O R D E R

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  
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 IA(IBC)/217/KOB/2026 IN IA(IBC)/401/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/218/KOB/2026 IN IA(IBC)/472/KOB/2025 in IBA/11/KOB/2020  
 IA(IBC)/219/KOB/2026 IN IA(IBC)/412/KOB/2023 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)/223/KOB/2026 IN IA(IBC)/400/KOB/2023 in IBA/11/KOB/2020  
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 IA(IBC)/225/KOB/2026 IN IA(IBC)/348/KOB/2025 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)/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)/237/KOB/2026 IN IA(IBC)/407/KOB/2023 in IBA/11/KOB/2020  
 IA(IBC)/238/KOB/2026 IN IA(IBC)/353/KOB/2025 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  
IA(IBC)/245/KOB/2026 IN IA(IBC)/474/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/246/KOB/2026 IN IA(IBC)/375/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/247/KOB/2026 IN IA(IBC)/489/KOB/2023 in IBA/11/KOB/2020  
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IA(IBC)/249/KOB/2026 IN IA(IBC)/432/KOB/2025 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)/252/KOB/2026 IN IA(IBC)/318/KOB/2025 in IBA/11/KOB/2020  
IA(IBC)/253/KOB/2026 IN IA(IBC)/487/KOB/2023 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  
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IA(IBC)/272/KOB/2026 IN IA(IBC)/181/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)/274/KOB/2026 IN IA(IBC)/498/KOB/2023 in IBA/11/KOB/2020  
IA(IBC)/275/KOB/2026 IN IA(IBC)/18/KOB/2026 in IBA/11/KOB/2020

The present batch of applications has been filed by the landowners under Section 424(2)(e) of The Companies Act, 2013, read with Rule 11 of the NCLT Rules, 2016, seeking the following reliefs: -

- i. Direct the Respondents, jointly and severally, to produce before this Hon'ble Tribunal the original Agreement for Sale relied upon in the application, together with all original execution pages, annexures, schedules and connected records, within such time as may be fixed by this Hon'ble Tribunal;*
- ii. Direct that the said Agreement for Sale be sent for forensic examination to a competent Government forensic science laboratory or, in the alternative, to a reputed private forensic laboratory, under such terms and supervision as this Hon'ble Tribunal may deem fit;*
- iii. Direct that the scope of such forensic examination include examination and comparison of signatures, handwriting, authorship, interpolation, insertion, overwriting, stamp paper usage, sequence of execution, and such other forensic indicators as may be necessary to determine the genuineness and execution of the said documents;*

- iv. Direct that in the event of failure by the Respondents, jointly and severally, to produce the originals of the Agreement for Sale, an adverse inference be drawn against the Respondents and against the genuineness of the said documents;*
- i. V. pass such other and further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case, in the interests of justice.*

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, Mr. Anil Abey appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants submitted that a copy of the application has already been served. Whereas, Counsel for the Liquidator and Counsel for the representative of M/s MIR Realtors Private Limited submitted that they have not received a copy of the application.

Counsel for the applicants is directed to supply a copy of the application to the Liquidator and also to the Counsel for the representative of M/s MIR Realtors Private Limited. Counsel for the representative of M/s MIR Realtors Private Limited is directed to put his email id in the chat box.

On receipt of the same, Counsels for the respondents are directed to file their reply affidavit within two working days with a copy to the other side. At this stage, Counsel for the homebuyers submitted that some more time may be granted to file the reply affidavit. At his request, ten days' time is granted to file the reply affidavit.

At request, case is adjourned to **22.06.2026**.

**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**

These applications have been filed by the landowners under Section 424(2)(e) of The Companies Act, 2013, read with Rule 11 of the NCLT Rules, 2016, seeking the following reliefs: -

- i. Direct the Respondents, jointly and severally, to produce before this Hon'ble Tribunal the original Agreement for Sale relied upon in the application, together with all original execution pages, annexures, schedules and connected records, within such time as may be fixed by this Hon'ble Tribunal;*
- ii. Direct that the said Agreement for Sale be sent for forensic examination to a competent Government forensic science laboratory or, in the alternative, to a reputed private forensic laboratory, under such terms and supervision as this Hon'ble Tribunal may deem fit;*
- iii. Direct that the scope of such forensic examination include examination and comparison of signatures, handwriting, authorship, interpolation, insertion, overwriting, stamp paper usage, sequence of execution, and such other forensic indicators as may be necessary to determine the genuineness and execution of the said documents;*
- iv. Direct that in the event of failure by the Respondents, jointly and severally, to produce the originals of the Agreement for Sale, an adverse inference be drawn against the Respondents and against the genuineness of the said documents;*
- v. pass such other and further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case, in the interests of justice.*

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, Mr. Anil Abey appears virtually for the representative of M/s MIR Realtors Private Limited.

Counsel for the applicants submitted that a copy of the application has already been served. Whereas, Counsel for the Liquidator and Counsel for the representative of M/s MIR Realtors Private Limited submitted that they have not received a copy of the application.

Counsel for the applicants is directed to supply a copy of the application to the Liquidator and also to the Counsel for the representative of M/s MIR Realtors Private Limited. Counsel for the representative of M/s MIR Realtors Private Limited is directed to put his email id in the chat box.

On receipt of the same, Counsels for the respondents are directed to file their reply affidavit within two working days with a copy to the other side. At this stage, Counsel for the homebuyers submitted that some more time may be granted to file the reply affidavit. At his request, ten days' time is granted to file the reply affidavit.

At request, case is adjourned to **22.06.2026**.

**IA(IBC)/272/KOB/2026 IN IA(IBC)/181/KOB/2025 in IBA/11/KOB/2020**

This application has been filed by the landowners under Section 424(2)(e) of The Companies Act, 2013, read with Rule 11 of the NCLT Rules, 2016, seeking the following reliefs: -

- i. Direct the Respondents, jointly and severally, to produce before this Hon'ble Tribunal the original Agreement for Sale relied upon in the application, together with all original execution pages, annexures, schedules and connected records, within such time as may be fixed by this Hon'ble Tribunal;*
- ii. Direct that the said Agreement for Sale be sent for forensic examination to a competent Government forensic science laboratory or, in the alternative, to a reputed private forensic laboratory, under such terms and supervision as this Hon'ble Tribunal may deem fit;*
- iii. Direct that the scope of such forensic examination include examination and comparison of signatures, handwriting, authorship, interpolation, insertion, overwriting, stamp paper usage, sequence of execution, and such other forensic indicators as may be necessary to determine the genuineness and execution of the said documents;*
- iv. Direct that in the event of failure by the Respondents, jointly and severally, to produce the originals of the Agreement for Sale, an adverse inference be drawn against the Respondents and against the genuineness of the said documents;*
- v. pass such other and further orders as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case, in the interests of justice.*

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

Counsel for the applicants submitted that a copy of the application has already been served. Whereas, Counsel for the Liquidator and Counsel for the representative of M/s MIR Realtors Private Limited submitted that they have not received a copy of the application.

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Counsel for the applicants is directed to supply a copy of the application to the Liquidator and also to the Counsel for the representative of M/s MIR Realtors Private Limited. Counsel for the representative of M/s MIR Realtors Private Limited is directed to put his email id in the chat box.

On receipt of the same, Counsels for the respondents are directed to file their reply affidavit within ten days with a copy to the other side.

At request, case is adjourned to **22.06.2026**.

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

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