

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Tel: 022-6923 1111 . CIN: U67100TZ2014PTC020363

**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**

| Sr. No. | Header                                            | Details                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
|---------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1.      | Borrower/Co-borrowers                             | Palat Engineers (India) Pvt. Ltd., Mr. Sajitlal P , Mrs. Bhavani Chattukutty, Mrs. Saritha Chattukutty, Mrs. Kavitha Palat , Mr. Bava E , Mr. Rajeev M                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 2.      | Date of Demand Notice u/s 13(2) of SARFAESI Act.  | 09.08.2019                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 3.      | Date of Possession u/s 13(4) of the SARFAESI Act. | 13.09.2021                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 4.      | Dues as on 31.08.2026                             | INR 9,51,78,684/- (Indian Rupees Nine Crore Fifty-One Lakh Seventy-eight Thousand Six Hundred and Eighty-Four Only)                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 5.      | Description of Property                           | All that piece and parcel of the land measuring an extent of 16.69 cents of land with Building in Re Sy. No: 5-5-156, Kozhikode Taluk, Kacheri Village, Corporation - Kozhikode, Kozhikode District. - 673020<br><br>Boundaries (as per the property documents)<br>East : Balance Property<br>West : Road<br>North : Property of Raman<br>South : Road<br>Owned by MRS. BHAVANI CHATTUKUTTY | All the piece and parcel of the land measuring an extent of 1.60 Ares (3.95 cents) of property with Building in Sy No.72/6, Re Sy No: 590/5, Taluk - Kozhikode, Vengery Village, District - Kozhikode- 673020<br>Boundaries (as per the property documents)<br>East : 5 Foot width path way<br>West : Property of Sathidevi<br>North : Property of Chandran<br>South : Property of Bhava<br>Owned by MR. RAJEEV | All that piece and parcel of the land measuring an extent of 1.60 Ares (3.95 cents) of property with Building in Sy No.72/6, Re Sy No: 590/5, Taluk -Kozhikode, Vengery Village, District - Kozhikode- 673020<br>Boundaries (as per the property documents)<br>East : 5 Foot width pathway<br>West : Property of Sathidevi<br>North : Property of Rajeev<br>South : Ovu Chall<br>Owned by Mr. Bava |           |
| 6.      | Reserve Price (RP)                                | INR 1,01,00,000/-<br><br>(Indian Rupees One Crore and One Lakh Only)                                                                                                                                                                                                                                                                                                                        | INR 23,49,000/-<br><br>(Indian Rupees Twenty-Three Lakh and Forty-Nine Thousand Only)                                                                                                                                                                                                                                                                                                                           | INR 23,49,000/-<br><br>(Indian Rupees Twenty-Three Lakh and Forty-Nine Thousand Only)                                                                                                                                                                                                                                                                                                              |           |
| 7.      | Earnest Money Deposit (EMD)                       | INR 10,10,000/-<br><br>(Indian Rupees Ten Lakh and Ten Thousand Only)                                                                                                                                                                                                                                                                                                                       | INR 2,34,000/-<br><br>(Indian Rupees Two Lakh and Thirty-four Thousand Only)                                                                                                                                                                                                                                                                                                                                    | INR 2,34,000/-<br><br>(Indian Rupees Two Lakh and Thirty-four Thousand Only)                                                                                                                                                                                                                                                                                                                       |           |
| 8.      | Minimum Bid Increment                             | Rs. 1,00,000 (Rupees One Lakh Only)                                                                                                                                                                                                                                                                                                                                                         | Rs. 50,000 (Rupees Fifty Thousand Only)                                                                                                                                                                                                                                                                                                                                                                         | Rs. 50,000 (Rupees Fifty Thousand Only)                                                                                                                                                                                                                                                                                                                                                            |           |
| 9.      | Inspection Date/Time                              | 28.09.2026 from 11:00 am to 12:00 pm                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 10.     | Last date for payment of EMD and Bid Submission   | 12.10.2026 by 5:00 pm                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |           |
| 11.     | E-Auction Date & Time                             | 14.10.2026 from 11:00 am to 01:00 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 & CONDITIONS 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.

**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 a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

**Date: 23.09.2026**

**Place: Mumbai**

**Sd/-**

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