

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**

1. Borrowers: Palat Engineers (India) Pvt. Ltd., Mr. Sajittal 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 SARFAESI Act. : 13.09.2021

4. Dues as on 31.03.2026 : Rs. 9,04,92,294 (Rupees Nine Crore Four Lakh Ninety Two Thousand Two Hundred Ninety 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 Boundaries (as per the property documents) East : Balance Property West : Road North : Property of Raman South : Road 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 Boundaries (as per the property documents) East : 5 Foot width path way West : Property of Sathidevi North : Property of Chandran South : Property of Bhava 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 Boundaries (as per the property documents) East : 5 Foot width pathway West : Property of Sathidevi North : Property of Rajeev South : Ovu Chall Owned by Mr. Bava
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6. Reserve Price :

Rs. 1,24,00,000 (Rupees One Crore Twenty Four Lakh Only)	Rs. 29,00,000 (Rupees Twenty Nine Lakh Only)	Rs. 29,00,000 (Rupees Twenty Nine Lakh Only)
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7. Earnest Money Deposit (EMD)

Rs. 12,40,000 (Rupees Twelve Lakh Forty Thousand Only)	Rs. 2,90,000 (Rupees Two Lakh Ninety Thousand Only)	Rs. 2,90,000 (Rupees Two Lakh Ninety Thousand Only)
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8. Minimum Bid Increment	Rs. 1,00,000 (Rupees One Lakh Only)	Rs. 20,000 (Rupees Twenty Thousand Only)	Rs. 20,000 (Rupees Twenty Thousand Only)
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9. Inspection Date/Time : 07.05.2026 from 01:00 PM to 03:00 PM

10. Last date for payment of EMD and Bid Submission : 19.05.2026 up to 6:00 PM

11. E-Auction Date & Time : 20.05.2026 from 11:00 AM to 12:00 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

12. Encumbrances, known, if any : None

TERMS & CONDITION 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 / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- 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 declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Sd/-
Date: 28.04.2026

Place: Mumbai

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