



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) /co-borrowers/mortgagors/Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, The Jalgaon Peoples's Co-operative Bank Limited Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 22.03.2024 from The Jalgaon Peoples's Co-operative Bank Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took Symbolic Possession on 21.02.2025. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower, Guarantor(s) and Mortgagor(s) shown below. Details of the Borrower(s)/Guarantors/ Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, and Earnest Money Deposit (EMD), and known encumbrances (if any) is given as under:

Lot No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD
1	1. Hotel Pearl (Borrower). 2. Venkatesh Sakharan Ghatge (Partner/ Guarantor/Mortgagor) - Deceased - Through his Legal Heirs viz. Mrs Madhavi Kaviadi, Mrs Pallavi Tendolkar and Mrs. Aditi Phadke. 3. Mrs. Rama Venkatesh Ghatge (Partner/ Guarantor/Mortgagor). 4. Mr. Vijay Venkatesh Ghatge (Partner/ Guarantor/Mortgagor). 5. Mrs. Kavita Vijay Ghatge (Partner/Guarantor/Mortgagor). 6. Mr. Khamletty Siddharth Shivling (Guarantor). 7. Mr. Vijay Madhukar Jadhav (Guarantor). 8. Mr. Ajay Dattatray Dongare (Guarantor).	Land & Building situated at C. Sr.No. 204, KH, Plot no. 20 & 21, New Shahupuri, Tarabai Park, 'E' Ward, Tal - Karvir, Kolhapur - 416001. Land admeasuring 20,394.55 Sq.ft and building is admeasuring 19,086.40 Sq.ft  <b>Boundaries:</b> North: Internal Road East: Internal Road West: Residential House South: Hotel 99 Pancakes  Fixed Assets at above Sr.No. 204, KH, Plot no. 20 & 21, New Shahupuri, Tarabai Park, 'E' Ward, Tal - Karvir, Kolhapur - 416001 including but not limited to Hotel equipment's, all other appliances, stocks of all edibles and consumables in all forms at anytime lying at all the hotel units, assets/dead stock, receivables of the firm at any time during the loan period.	Mr. Venkatesh Ghatge, Mrs. Rama Ghatge and Mr. Vijay Ghatge.  M/s Hotel Pearl	<b>Date:</b> 04.11.2024 Rs. 25,24,06,142/- (Rupees Twenty-Five Crore Twenty-Four Lakh Six Thousand One Hundred and Forty-Two Only) as on 31.10.2024.	Rs. 21,12,00,000/-  Rs. 43,00,000/-	Rs. 50,00,000/-	Rs. 2,15,50,000/-

- The land, building and fixed assets as mentioned above will be sold under single Lot No. 01, but 02 sale certificates will be issued separately, one for the land & building and other for fixed assets as the same attract GST. Further for the successful sale of fixed assets and others, the successful bidder will have to deposit the GST (as applicable) over and above the bid price.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	1 <sup>st</sup> July 2025 up to 6:00 pm
Date of E- Auction & Time	3 <sup>rd</sup> July 2025 at 11:00 am to 12:00 pm (noon)
Possession type	Symbolic
Inspection date	20 <sup>th</sup> June 2025 at 01.00 PM
Account: 055505013108, Name of the Beneficiary: Omkara PS19/2023-24 Trust, Bank Name: ICICI Bank, Branch: ICICI BKC Towers, IFSC Code: ICIC0000555	

**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>.

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 01.07.2025 by 6:00 PM. 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. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com), Mr. Bhavik Pandya, Mobile : 8866682937 E mail - [maharashtra@c1india.com](mailto:maharashtra@c1india.com) and for any property related query contact the Authorized Officer. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

**STATUTORY NOTICE FOR SALE UNDER 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002**

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8 (6), 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 together with further interest and all costs charges and expenses within the time stipulated under the SARFAESI Act.. 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.

Date: 29.05.2025

Place: Mumbai

Sd/-  
Ashwin Newalkar  
Assistant Vice President  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 19/2023-24 Trust)