



Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898

Website: www.motilaloswalhf.com, Email: hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswalhf.com as per the details given below :

Date and time of E-Auction Date: 15-01-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)

Last date of EMD Deposit: 14-01-2026

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXBHA00316-170041155 Branch: Bhandara Borrower: Vilas Ganpatrao Merugwar Co-Borrower: Vimal Vilas Merugwar	14-07-2025 For Rs: 1666617/- (Rupees Sixteen Lac Sixty Six Thousand Six Hundred Seventeen Only)	Plot No. 39 Mouza-Adyal P.H.No:-02, Area Ad Measuring 1500 Sq.Ft., Vainganga Nagar, Tah. Pawani. & Dist. Bhandara.-441903	Reserve Price: Rs.300000/- (Rupees Three Lakh Only) EMD: Rs. 30000/- (Rupees Thirty Thousand Only)
LAN: LXBUL00316-170041578 Branch: Buldhana Borrower: Pradip Dashrath Suradkar Co-Borrower: Kaveri Dashrath Suradkar	09-06-2025 For Rs: 858856/- (Rupees Eight Lac Fifty Eight Thousand Eight Hundred Fifty Six Only)	Prop No 1745S No. 106, Ward No. 07, Area Ad Measuring 100 Sq.Mtrs., Gajanan Nagar Khandala Road Tq. Chikhali, Deolgaon Raja Buldhana Maharashtra-443201	Reserve Price: Rs.897333/- (Rupees Eight Lakh Ninety Seven Thousand Three Hundred & Thirty Three Only) EMD: Rs. 89733/- (Rupees Eighty Nine Thousand Seven Hundred & Thirty Three Only)
LAN: LXGON00317-180062224 Branch: Gondia Borrower: Narendra Lakhania Lilhare Co-Borrower: Satyasilabai Narendra Lilhare	28-05-2025 For Rs: 708572/- (Rupees Seven Lac Eight Thousand Five Hundred Seventy Two Only)	Ts/No/6, Thak No/15, Property No 485/486, Mouja-Mahalgaoon, Grampanchayat, Mahalgaoon, Taluka & Dist Gondia, Maharashtra 441911	Reserve Price: Rs.755778/- (Rupees Seven Lakh Fifty Five Thousand Seven Hundred & Seventy Eight Only) EMD: Rs. 75578/- (Rupees Seventy Five Thousand Five Hundred & Seventy Eight Only)
LAN: LXMONAGP5223-240677079 Branch: Nagpur Borrower: Ajinkya Dadarao Ghule Co-Borrower: Sonali Atish Kawle	12-12-2024 For Rs: 2226701/- (Rupees Twenty Two Lac Twenty Six Thousand Seven Hundred One Only)	Tenement No. L-12 Khasra No. 51 Cts No.3712 Sheet No.280- A/42 Vaishali Nagar Mhada Scheme Binaki Colony Layout Mouza Binaki 0 0 Tah & Dist. Nagpur 440017 Nagpur Maharashtra	Reserve Price: Rs.3300000/- (Rupees Thirty Three Lakh Only) EMD: Rs. 330000/- (Rupees Three Lakh Thirty Thousand Only)
LAN: LXMONAGP5523-240682730 Branch: Nagpur Borrower: Jaya Suresh Uikey Co-Borrower: Utkarsh Suresh Uikey	09-07-2025 For Rs: 1239438/- (Rupees Twelve Lac Thirty Nine Thousand Four Hundred Thirty Eight Only)	Plot No.14 Khasra No. 296. P.H.No. 12 , Area Ad Measuring 162.57 Sq. Mtr., Gp & Mouza Godhani (Railway) Tah.Nagpur (Rural) Dist. Nagpur Rk Toun Nagpur Maharashtra-440030	Reserve Price: Rs.3732000/- (Rupees Thirty Seven Lakh Thirty Two Thousand Only) EMD: Rs. 373200/- (Rupees Three Lakh Seventy Three Thousand Two Hundred Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Bhushan Moreshwarrao Pawar-8657956040/Ulhas Yashwantkumar Bele-7208872611/Amol Arun Jawkar-7208840514/Rizwan Dadamiya Sheikh-9372735331, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com.

Place : Maharashtra / Date : 24.12.2025

Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited
(Earlier Known as Aspire Home Finance Corporation limited)