



Phoenix ARC

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

**PUBLIC NOTICE
FOR E-AUCTION
CUM SALE**

E-Auction Sale Notice 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 Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", 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 : www.phoenixarc.co.in/ as per the details given below.

Date and time of E-Auction - 17-11-2025 11:00 AM to 02:00 PM
(with unlimited extensions of 5 minute each)

Last date of EMD Deposit :
16-11-2025

| Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD |
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| LAN: LXAKO00314-150000043 Branch: Akola Borrower: Deepak Ashokrao Mapari Co-Borrower: Vanita Deepak Mapari | 26-03-2019 For Rs: 1235179/- (Rupees Twelve Lakh Thirty Five Thousand One Hundred & Seventy Nine Only) | Flat No.B4 Shree Sai Apartment Khandala Road Chiki 443201 Buldhana Maharashtra | Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) |
| LAN: LXAKO00114-150000042 Branch: Akola Borrower: Manisha Wamanrao Solanki Co-Borrower: Krushnakumar Namdeo Sapkal | 10-12-2020 For Rs: 1165215/- (Rupees Eleven Lakh Sixty Five Thousand Two Hundred & Fifteen Only) | Plot No - 4, Shree Sai Apartment, Flat No - B - 5, 1st Floor, Gajanan Nagar, Khandala Road, Kasbe,Chikhali, Buldhana, Maharashtra - 443112 | Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) |
| LAN: LXAKO00114-150001331 Branch: Akola Borrower: Ganesh Kanhyailal Hiwarkar Co-Borrower: Sunita Ganesh Hiwarkar | 08-02-2018 For Rs: 1341841/- (Rupees Thirteen Lakh Forty One Thousand Eight Hundred & Forty One Only) | All That Piece And Parcel Of Land Situated At Plot No.16(East Part) & 16 (West Part) In Survey No. 33/3 At Mouje Akola, Ganga Nagar Sarswati Nagar, Tal. & Dist- Akola-444002 Maharashtra | Reserve Price: Rs.3500000/- (Thirty Five Lakh Only) EMD: Rs. 350000/- (Three Lakh Fifty Thousand Only) |
| LAN: LXNAG00315-160009097 Branch: Nagpur Borrower: Duryodhan Ganpat Hadke Co-Borrower: Sachin Duryodhan Hadke | 10-12-2020 For Rs: 1265903/- (Rupees Twelve Lakh Sixty Five Thousand Nine Hundred & Three Only) | Plot No - 07, Kh No. - 1/1(K), Ph No. - 39, Sheet No. - 216/3, Ward No. - 14, Near Manewada Road, Nagpur, Maharashtra - 440001 | Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) |
| LAN: LXAKO00115-160011750 Branch: Akola Borrower: Irfan Jafar Ali Co-Borrower: Nasrimbano Irfan Ali | 04-05-2019 For Rs: 664408/- (Rupees Six Lakh Sixty Four Thousand Four Hundred & Eight Only) | Plot No 14, Mauje Kemlapur, S.No.11/1, Taluka-Akolot, Dist.- Akol- 444101 Maharashtra | Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) |
| LAN: LXBHA00315-160021718 Branch: Bhandara Borrower: Parag Sushil Vaidya Co-Borrower: Sushil Teniramji Vaidya | 08-02-2018 For Rs: 2054468/- (Rupees Twenty Lakh Fifty Four Thousand Four Hundred & Sixty Eight Only) | All That Piece And Parcel Of Land Situated At Plot No-122 Bearing Gat No. 1137/2, Old No. 17/2, T.S. No. 16, Nagar Parishad House Property No. 621 Situated At Mouza Bhandara Khas, Ram Nagar Layout, Mada Colony, Khat Road, Bhandara Nr. B.M .Bar, 441904 Bhandara Maharashtra | Reserve Price: Rs.2000000/- (Twenty Lakh Only) EMD: Rs. 200000/- (Two Lakh Only) |
| LAN: LXAMR00416-170022936 Branch: Amravati Borrower: Umesh Baliram Malwe Co-Borrower: Urmila Umeshrao Malwe | 18-02-2019 For Rs: 838504/- (Rupees Eight Lakh Thirty Eight Thousand Five Hundred & Four Only) | Sheet No 2 Plot No 383 Mouje Shirala Ward No 1 Property No 1371/B Taluka Amravati Nazul(Plot No/ 383) North Side Bh Grampanchayat Karyalaya 444801 Amravati Maharashtra | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) |
| LAN: LXAKO01516-170023434 Branch: Akola Borrower: Aayaz Inayat Ali Co-Borrower: Farhatunnisa Aayaz Ali | 10-12-2020 For Rs: 1326813/- (Rupees Thirteen Lakh Twenty Six Thousand Eight Hundred & Thirteen Only) | Plot No - 01, Survey No - 192/3, Mouje - Patur, Akola, Ahmednagar, Maharashtra - 444501 | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) |
| LAN: LXBUL00516-170026516 Branch: Buldhana Borrower: Kailas Shivaji Jadhao Co-Borrower: Urmila Kailas Jadhav | 18-02-2019 For Rs: 1495866/- (Rupees Fourteen Lakh Ninety Five Thousand Eight Hundred & Sixty Six Only) | Plot No 5 (Part), Gut No.37, Grampanchayat Malvihar, Tq & Dist Buldhana 443001, Maharashtra | Reserve Price: Rs.1400000/- (Fourteen Lakh Only) EMD: Rs. 140000/- (One Lakh Forty Thousand Only) |
| LAN: LXWAS00216-170029133 Branch: Washim Borrower: Sandeep Nandkumar Gore Co-Borrower: Manisha Sandeep Gore | 18-02-2019 For Rs: 698613/- (Rupees Six Lakh Ninety Eight Thousand Six Hundred & Thirteen Only) | Plot No.11 Vinayak Nagar ,Survey 402/1 Nr. Balaji Mandir 444505 Washim Maharashtra | Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) |
| LAN: LXAKO00316-170030901 Branch: Akola Borrower: Santosh Sahebrao Dongare Co-Borrower: Sahebrao Zaba Dongre | 13-12-2017 For Rs: 522116/- (Rupees Five Lakh Twenty Two Thousand One Hundred & Sixteen Only) | G P Property No 36-A Of G P Malwada Measuring About 69/70 Sq Mtrs (750 Sq Fts) Of Mouje Malwada Within The Limit Of G P Malwada Tq Balapur Dist Akola | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) |
| LAN: LXAMR00416-170033479 Branch: Amravati Borrower: Manoj Janrao Puri Co-Borrower: Vina Manoj Puri | 13-12-2017 For Rs: 674259/- (Rupees Six Lakh Seventy Four Thousand Two Hundred & Fifty Nine Only) | All That Piece & Parcel Of Land Admeasuring 883/39 Sq/Ft (82/1 Sq/ Mtr) Bearing Nazul Plot No/944 From Nazul Sheet No/2 Of Mouje- Tiwasa Pragane Kurha, Tq/ Tiwasa Dist/ Amravati And House Constructed Thereon Adm/ 37/17 Sq/ Mtr Within The Limits Of Panchayat Samiti Tiwasa/ Pin-444601/ | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) |
| LAN: LXAMR00416-170033429 Branch: Amravati Borrower: Namdeorao Sahadeorao Javanjal Co-Borrower: Vidhya Namdevrao Javanjal | 13-12-2018 For Rs: 327083/- (Rupees Three Lakh Twenty Seven Thousand & Eighty Three Only) | Plot No 72, Anu No 72, Near Water Tank, Mouza Shevati Ja, Tal & Dist - Amravati 444901 Maharashtra | Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) |
| LAN: LXGON00416-170036315 Branch: Gondia Borrower: Namanlal Ghashiji Damahe Co-Borrower: Sayara Naman Damahe | 14-09-2021 For Rs: 597708/- (Rupees Five Lakh Ninety Seven Thousand Seven Hundred & Eight Only) | Property No. - 141, Mouja Sonbihri, T.S. No. - 12, Thak No. - 3, Ward No. - 3, Tahsil & District - Gondia, Maharashtra - 441602 | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) |
| LAN: LXWAS00316-170034512 Branch: Washim Borrower: Mohan Motiram Rathod Co-Borrower: Kavita Mohan Rathod | 19-12-2019 For Rs: 998141/- (Rupees Nine Lakh Ninety Eight Thousand One Hundred & Forty One Only) | House No 219, At - Dava, Tq - Malegaon, Washim, Maharashtra - 444503 | Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) |
| LAN: LXAMR00416-170039517 Branch: Amravati Borrower: Manoj Gajanan Dawange Co-Borrower: Devidas Bapurao Dawange | 14-08-2018 For Rs: 217331/- (Rupees Two Lakh Seventeen Thousand Three Hundred & Thirty One Only) | Malmatta No-214, Ward No/02, Anu/No/278, "Muza Donoda", Taluka Achalpur, Dist Amravati - 444804 Maharashtra | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |

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| LAN: LXGON00116-170040064 Branch: Gondla Borrower: Ishwarkumar Tukaram Dhawade Co-Borrower: Nishabai Ishwarkumar Dhawade | 23-10-2019 For Rs: 731339/- (Rupees Seven Lakh Thirty One Thousand Three Hundred & Thirty Nine Only) | Property No.72, Mouja Bamhani, Ward No.1, Near Grampanchayat Bamhani, Dist-Amgoan & Dist-Gondiya, Maharashtra - 441902 | Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) |
| LAN: LXAMR00216-170047624 Branch: Amravati Borrower: Shyam Pralhadrao Pisat Co-Borrower: Pralhad Pundlikrao Pisat | 24-08-2021 For Rs: 311728/- (Rupees Three Lakh Eleven Thousand Seven Hundred & Twenty Eight Only) | Property No - 280, Mouza - Hanawatkhedha, Post - Dhotarkhedha, Achalpur, Amravati, Maharashtra - 444806 | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXBUL00116-170045947 Branch: Buldhana Borrower: Vijay Ramesh Jadhav Co-Borrower: Sonu Vijay Jadhav | 24-05-2019 For Rs: 1095966/- (Rupees Ten Lakh Ninety Five Thousand Nine Hundred & Sixty Six Only) | Prop No. 75/01, Gut No. 693 Sakharherda Tal. Sindkhed Raja, Dist- Buldhana, Maharashtra - 443202 | Reserve Price: Rs.1100000/- (Eleven Lakh Only) EMD: Rs. 110000/- (One Lakh Ten Thousand Only) |
| LAN: LXWAS00317-180056091 Branch: Washim Borrower: Gopal Vithoba Khadse Co-Borrower: Vithoba Dhondaba Khadase Guarantor : Vijay Laxman Junjare | 04-05-2019 For Rs: 1176662/- (Rupees Eleven Lakh Seventy Six Thousand Six Hundred & Sixty Two Only) | House No.560 At-Shelu (Khadase) Tal-Risod Dist-Washim Nr Mahadeo Temple - 444506 Maharashtra | Reserve Price: Rs.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty Thousand Only) |
| LAN: LXBHA00317-180064019 Branch: Bhandara Borrower: Keshao Shriram Lute Co-Borrower: Daulat Keshav Lute | 29-11-2021 For Rs: 1239583/- (Rupees Twelve Lakh Thirty Nine Thousand Five Hundred & Eighty Three Only) | Plot No.1, Gat No.723/2, Lakhni-Adyaad Road, Mouja-Kesalwada(Wagh), Lakhni, Bhandara, Maharashtra - 441804 | Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) |
| LAN: LXAKO00315-160014313 Branch: Akola Borrower: Aljaz Ahmad Iqar Ahmad Khan Co-Borrower: Ishtiyaque Ahmed Iqar Ahmed Khan | 23-12-2017 For Rs: 824667/- (Rupees Eight Lakh Twenty Four Thousand Six Hundred & Sixty Seven Only) | Plot No-21, A F S No 287 / 2 Shegaon Nazul Sheet No 22 444203 Buldhana Maharashtra India | Reserve Price: Rs.1800000/- (Eighteen Lakh Only) EMD: Rs. 180000/- (One Lakh Eighty Thousand Only) |
| LAN: LXAKO00315-160017793 Branch: Akola Borrower: Nitin Vinayak Kakad Co-Borrower: Poonam Nitin Kakad | 12-09-2018 For Rs: 1582803/- (Rupees Fifteen Lakh Eighty Two Thousand Eight Hundred & Three Only) | At- Mouje- Kanshivni Survey No-163 Layout Plot No-25 (Part) 444001 Akola Maharashtra | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) |
| LAN: LXAKO00315-160020711 Branch: Akola Borrower: Ajay Dattalal Jaiswal Co-Borrower: Payal Ajay Jaiswal | 14-08-2018 For Rs: 1982463/- (Rupees Nineteen Lakh Eighty Two Thousand Four Hundred & Sixty Three Only) | Flat No 101, 1Th Floor Plot No 104 & 105, S No 06, Balaji Residency, Near Mouje, Malkapur Taluka And Dist, Akola, Ahmadnagar, 444004 Maharashtra | Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) |
| LAN: LXBUL00316-170023500 Branch: Buldhana Borrower: Vikas Ashokappa Petakar Co-Borrower: Rupali Vikas Petkar | 28-05-2018 For Rs: 817040/- (Rupees Eight Lakh Seventeen Thousand & Forty Only) | Plot No 42B, Gat No.26, Shelud, Khamgaon Road, Buldhana Bh Hotel Dwarka 443001 Buldhana Maharashtra | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) |
| LAN: LXBUL00316-170027272 Branch: Buldhana Borrower: Madan Damodar Mutthe Co-Borrower: Manda Madan Mutthe | 24-08-2017 For Rs: 1679422/- (Rupees Sixteen Lakh Seventy Nine Thousand Four Hundred & Twenty Two Only) | Plot No 45 46,47, Mz-Malkapur Pangra, S Raja, Akola, Buldhana, Maharashtra - 443202 | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) |
| LAN: LXAMR00416-170029719 Branch: Amravati Borrower: Rajesh Narayan Javanjal Co-Borrower: Nilima Rajesh Javanjal | 28-05-2018 For Rs: 920942/- (Rupees Nine Lakh Twenty Thousand Nine Hundred & Forty Two Only) | Property No 47(2), Ward No 1, At Roshankhedha Post Salora Khurd Nr Vithoba Rukhmai Temple Nandura Lashkarpur Road, Amravati Near Vithoba Rukhmai Temple 444901 Amravati Maharashtra | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) |
| LAN: LXBUL00316-170029105 Branch: Buldhana Borrower: Pramod Himmatrao Zalite Co-Borrower: Seema Pramod Zalite | 24-05-2019 For Rs: 934141/- (Rupees Nine Lakh Thirty Four Thousand One Hundred & Forty One Only) | Plot No 51, A Gut No 26, Dwarka Hotel, Deolgaon Raja, Mz Shelud Tal-Chikhli, Dist-Buldhana, Maharashtra - 443201 | Reserve Price: Rs.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty Thousand Only) |
| LAN: LXAKO00516-170031151 Branch: Akola Borrower: Devendra Ravindra Poke Co-Borrower: Ravindra Laxman Poke | 28-05-2018 For Rs: 975459/- (Rupees Nine Lakh Seventy Five Thousand Four Hundred & Fifty Nine Only) | Plot No 27, Gut No 249 Mouje Deulgaon Tq Akot Dist Akola Near Gajanan Maharaj Mandir 444101 Tumsar Akola Maharashtra | Reserve Price: Rs.105000/- (One Lakh Five Thousand Only) EMD: Rs. 10500/- (Ten Thousand Five Hundred Only) |
| LAN: LXAKO00316-170040841 Branch: Akola Borrower: Ganesh Abhimanu Tote Co-Borrower: Swati Ganesh Tote | 29-09-2018 For Rs: 1095716/- (Rupees Ten Lakh Ninety Five Thousand Seven Hundred & Sixteen Only) | Layout Plot No/ 21B, Property No/ 40, In F/S No/ 120, Mouje Khamgaon Within Gram Panchayat Shirasgaon Nile Shegaon Khamgaon Road, Buldhana - 444303 Maharashtra | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) |
| LAN: LXMOBULDHA721-220596432 Branch: Buldhana Borrower: Kamlesh Pandit Sonune Co-Borrower: Seema Kamlesh Sonune | 09-02-2023 For Rs: 1140614/- (Rupees Eleven Lakh Forty Thousand Six Hundred & Fourteen Only) | Property No. - 1055, Ward No. - 03, At - Ruikhed, Mayamba Tq. - Dist. - Buldhana, Maroti Mandir, Buldhana, Maharashtra 443106 | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) |
| LAN: LXBUL00116-170044642 Branch: Buldhana Borrower: Prabhakar Bhanudas Dhongade Co-Borrower: Krushnatai Prabhakar Dhongade | 25-10-2018 For Rs: 2156940/- (Rupees Twenty One Lakh Fifty Six Thousand Nine Hundred & Forty Only) | On Sr No 42/1, Mz Sindkhed Raja, Tq S/ Raja Buldhana 443203 Buldhana Maharashtra | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand 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 secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukha** Ranit 9372705454 & Manish Ramsingh Parmar 9372705231, Suresh Iyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name on the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost. 3. For participating in the e-auction intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions, case of Company and Address Proof on or before the **Last date for submission of EMD mentioned above**. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/off or post-poned the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/duties affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorised officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra

Sd/- Authorized Officer
Phoenix ABC