

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 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-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 motilaloaswalhf.com as per the details given below :

Date and time of E-Auctions: Dates: 20-08-2026, 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Sr. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1	LAN: LXNAG00416-170048497 Branch: Nagpur Borrower: Keshav Vitthal Sawarkar Co-Borrower: Pramod Vitthal Sawarkar Guarantor:	10-06-2023 For Rs: 1410943/- (Rupees Fourteen Lac Ten Thousand Nine Hundred Forty Three Only)	House No 1256, Ward No 05, Sheet No 08, C S No 1141, 1142, Gram Panchayat, Gunggaon Mouza, Gunggaon, Tah. Hingna, Dist Nagpur, Nagpur, Maharashtra 440019	Reserve Price: Rs.1694110/- (Rupees Sixteen Lakh Ninety Four Thousand One Hundred & Ten Only) EMD: Rs.169411/- (Rupees One Lakh Sixty Nine Thousand Four Hundred & Eleven Only) Last date of EMD Deposit: 19-08-2026
2	LAN: LXMHOH0222-230655200 Branch: Head Office Borrower: Anil Maroti Dahatre Co-Borrower: Maroti Narayan Dahatre Guarantor:	10-03-2026 For Rs: 266472/- (Rupees Two Lac Sixty Six Thousand Four Hundred Seventy Two Only)	G.P Property No 210 Of G.P. Chelka Nimbi-Measuring about 750Sq Feet, Mouje Chelka Nimbi, Tq. Barshitaki & Dist Akola	Reserve Price: Rs.298401/- (Rupees Two Lakh Ninety Eight Thousand Four Hundred & One Only) EMD: Rs.29840/- (Rupees Twenty Nine Thousand Eight Hundred & Forty Only) Last date of EMD Deposit: 19-08-2026
3	LAN: LXGON00315-160021016 Branch: Gondia Borrower: Hariprakash Dayaram Nandeshwar Co-Borrower: Mangal Hariprakash Nandeshwar Guarantor:	04-05-2019 For Rs: 1271280/- (Rupees Twelve Lac Seventy One Thousand Two Hundred Eighty Only)	Plot 373 Gondia H.No 32/320 Sheet No 40 B Thak No 76 Ward No 32 Gondia 441614	Reserve Price: Rs.879318/- (Rupees Eight Lakh Seventy Nine Thousand Three Hundred & Eighteen Only) EMD: Rs.87932/- (Rupees Eighty Seven Thousand Nine Hundred & Thirty Two Only) Last date of EMD Deposit: 19-08-2026
4	LAN: LXAKO00416-170026847 Branch: Akola Borrower: Dnyaneshwar Babarao Ambuskar Co-Borrower: Babarao Bhimrao Ambuskar Guarantor:	07-04-2026 For Rs: 531070/- (Rupees Five Lac Thirty One Thousand Seventy Only)	Property No 661 Situated At Gaothan Area Of Mouje Ghusar, Tq & Dist-Akola, Plot Adm 36.80 Sq Mtrs(396Sq Feet).	Reserve Price: Rs.555173/- (Rupees Five Lakh Fifty Five Thousand One Hundred & Seventy Three Only) EMD: Rs.55517/- (Rupees Fifty Five Thousand Five Hundred & Seventeen Only) Last date of EMD Deposit: 19-08-2026
5	LAN: LXBHA00416-170023299 Branch: Bhandara Borrower: Bhushan Narayan Wakodikar Co-Borrower: Narayan Kisanu Wakodikar Guarantor:	07-04-2026 For Rs: 1879283/- (Rupees Eighteen Lac Seventy Nine Thousand Two Hundred Eighty Three Only)	Flat No. 202, Second Floor At Gajanan Palace Plot No - 6 Of Gat No 112/113, Old Kharsara No 57/1K, 57/1K, T.S No 11, Adm Built Up Area 39.831 Sq Mtrs Super Built Up Area 38.613 Sq Mtrs, Mouza- Ganeshpur Tah & Dist. Bhandara Maharashtra	Reserve Price: Rs.1935130/- (Rupees Nineteen Lakh Thirty Five Thousand One Hundred & Thirty Only) EMD: Rs.193513/- (Rupees One Lakh Ninety Three Thousand Five Hundred & Thirteen Only) Last date of EMD Deposit: 19-08-2026
6	LAN: LXAMR00316-170031124 Branch: Amravati Borrower: Amol Uttam Thorat Co-Borrower: Nandini Amol Thorat Guarantor:	23-06-2021 For Rs: 467247/- (Rupees Six Lac Forty Seven Thousand Two Hundred Forty Seven Only)	Filed Survey No - 89 /1 - A, Plot No. - 7 - B, Mouje Peth Amravati, Taluka And District - Amravati, Near Sherekar House, Akola, Maharashtra - 444004	Reserve Price: Rs.914870/- (Rupees Nine Lakh Fourteen Thousand Eight Hundred & Seventy Only) EMD: Rs.91487/- (Rupees Ninety One Thousand Four Hundred & Eighty Seven Only) Last date of EMD Deposit: 19-08-2026
7	LAN: LXAKO00117-180060342 Branch: Akola Borrower: Anup Prakashrao Deshmukh Co-Borrower: Shital Anup Deshmukh Guarantor:	11-02-2026 For Rs: 489255/- (Rupees Four Lakh Eighty Nine Thousand Two Hundred & Fifty Five Only)	Plot No 26, Area about 100 Sq Mtrs(1076Sq Ft), Out Of F.S No 31/2, Mouje Khadki, Bk. Siddharth Nagar, No.3, Opposite Regional Work Shop, Akola Maharashtra.	Reserve Price: Rs.543574/- (Rupees Five Lakh Forty Three Thousand Five Hundred & Seventy Four Only) EMD: Rs.54357/- (Rupees Fifty Four Thousand Three Hundred & Fifty Seven Only) Last date of EMD Deposit: 19-08-2026
8	LAN: LXSHR00416-170043443 Branch: Shirampur Borrower: Manik Nivrutti Agale Co-Borrower: Umesh Manik Agale Guarantor:	04-03-2026 For Rs: 811650/- (Rupees Eight Lac Eleven Thousand Sixty Hundred and Fifty Only)	Gat No. 149/1 Total Land Adm. Area 1H. 42 R. Out Of Vastipad Adm. Area 0H. 05 R And Grampanchayat Sr. No.462, Grampanchayat Mikat No 0193, Along With R.C.C. Construction Built Up Area 46.47Sq. Mtr. Situated At Village Khambgaon, Within The Jurisdiction Of N	Reserve Price: Rs.857775/- (Rupees Eight Lakh Fifty Seven Thousand Seven Hundred & Seventy Five Only) EMD: Rs.85778/- (Rupees Eighty Five Thousand Seven Hundred & Seventy Eight Only) Last date of EMD Deposit: 19-08-2026
9	LAN: LXAKO00218-190072302 Branch: Akola Borrower: Sachin Ashok Sarode Co-Borrower: Sunaina Sachin Sarode Guarantor:	07-04-2026 For Rs: 768980/- (Rupees Seven Lac Sixty Nine Thousand Eight Hundred Ninety Only)	Tenament No L-7/11 On The First Floor Area Property No. 507 And Old No Is 1267 Adm 29.26 Sq Mt. Lid. Vidharbh Housing Colony, Survey No 24/2, Gorakshan Road, Mouje Malkapur, Taluka Akola, Maharashtra	Reserve Price: Rs.773657/- (Rupees Seven Lakh Seventy Three Thousand Six Hundred & Fifty Seven Only) EMD: Rs.77366/- (Rupees Seventy Seven Thousand Three Hundred & Sixty Six Only) Last date of EMD Deposit: 19-08-2026
10	LAN: LXAKO01515-160019018 Branch: Akola Borrower: Tabish Akhtar Rasheed Khan Co-Borrower: Farha Parveen Tabish Akhtar Khan Guarantor:	06-03-2026 For Rs: 1283334/- (Rupees Twelve Lac Eighty Three Thousand Three Hundred Thirty Four Only)	Flat No 202, 2 Nd Floor Built Up Area About 28.88Sq Mtrs At Tahzib Apartment, Nuzli Plot No 4/9/2, Out Of Sheet No 25 B, Measuring 102.60Sq Mtrs Of Akola Out Of F.S No 10 Of Mouje Tajnapur Tq And Dist Akola 444002 Akola Akola Maharashtra	Reserve Price: Rs.1351883/- (Rupees Thirteen Lakh Fifty One Thousand Eight Hundred & Eighty Three Only) EMD: Rs.135188/- (Rupees One Lakh Thirty Five Thousand One Hundred & Eighty Eight Only) Last date of EMD Deposit: 19-08-2026
11	LAN: LXBUL00317-180061155 Branch: Buldhana Borrower: Dnyaneshwar Damodar Pandhare Co-Borrower: Vaishali Dnyaneshwar Pandhare Guarantor:	11-02-2026 For Rs: 758218/- (Rupees Seven Lakh Fifty Eight Thousand Two Hundred & Eighteen Only)	House/ Property No. 41, Area Adm 97.02 Sq Mt. IE 1044 Sq Ft, Mz. Kel Wad, Tq. Chikhali, Dist- Buldana, Maharashtra.	Reserve Price: Rs.812602/- (Rupees Eight Lakh Twelve Thousand Six Hundred & Twenty Only) EMD: Rs.81260/- (Rupees Eighty One Thousand Two Hundred & Sixty Only) Last date of EMD Deposit: 19-08-2026
12	LAN: LXMBOUL00416-250739110 Branch: Buldhana Borrower: Vaibhav Kailas Gajmol Co-Borrower: Divya Vaibhav Gajmol Guarantor:	10-04-2026 For Rs: 1103479/- (Rupees Eleven Lac Three Thousand Four Hundred Seventy Nine Only)	Property No - 175, Area Adm 1000Sq Feet At - Shemba Bk., Tq - Nandura, Dist - Buldana.	Reserve Price: Rs.1077384/- (Rupees Ten Lakh Seventy Seven Thousand Three Hundred & Eighty Four Only) EMD: Rs.107738/- (Rupees One Lakh Seven Thousand Seven Hundred & Thirty Eight Only) Last date of EMD Deposit: 19-08-2026
13	LAN: LXMOYAVATM124-250782680 Branch: Yavatmal Borrower: Ravi Sanjay Patre Co-Borrower: Sanjay Sadashiv Patre Guarantor:	10-04-2026 For Rs: 392760/- (Rupees Three Lac Ninety Two Thousand Seven Hundred Sixty Only)	Property No 127, Area Adm 2250Sq Feet, Grampanchayat Daurwadi(Bu), Tq Amli And Dist Yavatmal	Reserve Price: Rs.448895/- (Rupees Four Lakh Forty Eight Thousand Eight Hundred & Ninety Five Only) EMD: Rs.44890/- (Rupees Forty Four Thousand Eight Hundred & Ninety Only) Last date of EMD Deposit: 19-08-2026
14	LAN: LXMOAKOL5524-250803712 Branch: Akola Borrower: Satish Prakash Ingle Co-Borrower: Kavita Satish Ingle Guarantor:	07-03-2026 For Rs: 2324850/- (Rupees Twenty Three Lac Twenty Four Thousand Eight Hundred Fifty Only)	Flat No - B-10, Third Floor, Area Adm 47Sq Mtrs, Pawan Park Apartment Building No - 07, Plot No 01, Survey No - 79/1, Hatakari Lay Out, Kharap Road, At - Umari, Tq - Dist - Akola, Hatakari Lay Out, Kharap Road, Akola, Akola, Akola, Maharashtra	Reserve Price: Rs.2423772/- (Rupees Twenty Four Lakh Twenty Three Thousand Seven Hundred & Seventy Two Only) EMD: Rs.242377/- (Rupees Two Lakh Forty Two Thousand Three Hundred & Seventy Seven Only) Last date of EMD Deposit: 19-08-2026

Terms and Conditions of E- Auction: 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 : credauction.com for e-Auction Service Provider, **M/s. CREDRESOLUTION INDIA PVT LTD** 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 and conditions and process on the same portal and may contact to **Bhushan Moreshwarrao Pawar 8657956040** & **Rizwan Dadamiya Sheikh937235331**, **Pawan Laxman Bhodayakar9146033405**, **Ullhas Yashwanthkumar Bele982397185**, **Chetan Janrao Ghurde9272162527**, **Amol Arun Jawar7208840514**, **Rizwan Dadamiya Sheikh937235331**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 9137100020, E-mail ID: balram@credresolv.com.

Place: MAHARASHTRA

Date: 15.07.2026

Sd/- Authorized Officer,

(Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Finance Corporation limited)