

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 - 28-07-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each) Last date of EMD Deposit: 27-07-2025

Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXGON00116-170025250 Branch: Gondia Borrower: Dilip Laxman Bhimte Co-Borrower: Urmilabai Dilip Bhimate	22-06-2018 For Rs: 11,11,107/- (Rupees Eleven Lakh Eleven Thousand One Hundred & Seven Only)	Gat No. 445/1, Mouza - Risamathak No. 105, T S No. 12, Tah Amgoan & Dist Gondia near Mankar gegondiya 441902 Maharashtra India	Reserve Price: Rs.792000/- (Seven Lakh Ninety Two Thousand Only) / EMD: Rs. 79200/- (Seventy Nine Thousand Two Hundred Only)
LAN: LXCHA00116-170039578 Branch: Chandrapur Borrower: Chandu Padman Durga / Co-Borrower: Tirupati Chandu Durga	18-02-2019 For Rs: 7,49,505/- (Rupees Seven Lakh Forty Nine Thousand Five Hundred & Five Only)	Plot No/05 & 6(Part) Survey No/ 353 Infront Of Anganwadi Mouza- Chunada Tah/ Rajura Dist/ Chandrapur 442905 Chandrapur Maharashtra	Reserve Price: Rs.864000/- (Eight Lakh Sixty Four Thousand Only) / EMD: Rs. 86400/- (Eighty Six Thousand Four Hundred Only)
LAN: LXNAG00314-150001005 Branch: Nagpur Borrower: Dinesh Ramdas Wasnik Co-Borrower: Shalini Dinesh Wasnik	13-12-2017 For Rs: 24,33,784/- (Rupees Twenty Four Lakh Thirty Three Thousand Seven Hundred & Eighty Four Only)	All That Rcc Superstructure Construction Bearing Apartment No.301, Covering A Built Up Area Of 78.115 Sq.Mtrs, I.E., 851.593 Sq.Fts Situated On The 3Rd Floor Of The Building Known And Styled As "Raghukul Apartment-2" Considered On All That Piece And Parcel Of The Land Bearing Plot No 81, Admeasuring About 139.354 Sq.Mtrs. ie., 1500 Sq.Fts, Situated At Mouza-Wadi, P.H No 5, Together With 33.33% Undivided Share And Interest In The Said Land, Within The Limits Of Tahasil Nagpur (Rural) And District Nagpur Pincod-440023	Reserve Price: Rs.1080000/- (Ten Lakh Eighty Thousand Only) EMD: Rs. 108000/- (One Lakh Eight Thousand Only)
LAN: LXAKO00315-160012828 Branch: Akola Borrower: Naeem Khan Niyaz Khan / Co-Borrower: Arshiya Naeem Khan	25-10-2018 For Rs: 19,64,784/- (Rupees Nineteen Lakh Sixty Four Thousand Seven Hundred & Eighty Four Only)	Nazul Plot No-274 Nazul Sheet No-39-A Ward No- 34/4 Kasbe Kirana Bazar Dist-Akola 444001 Maharashtra	Reserve Price: Rs.720000/- (Seven Lakh Twenty Thousand Only) / EMD: Rs. 72000/- (Seventy Two Thousand Only)
LAN: LXNAG00315-160021736 Branch: Nagpur Borrower: Purushottam Yadeorao Kamdi Co-Borrower: Kalpana Purushottam Kamdi	14-08-2018 For Rs: 15,33,427/- (Rupees Fifteen Lakh Thirty Three Thousand Four Hundred & Twenty Seven Only)	All That Piece And Parcel Of Land Bearing Of Mouza -Chikkhal(Khurd), Ph No 39, Ward No 20, Kh. No 42/1, Plot No 30, (127.74 Sq.Mtr) Sheet No 43, City Survey Number No 59, House No 4848/A/30 Total Admeasuring 1375.00Sq.Ft, Tahsil And Dist. -Nagpur, Maharashtra, 440027, India	Reserve Price: Rs.480000/- (Four Lakh Eighty Thousand Only) EMD: Rs. 48000/- (Forty Eight Thousand Only)
LAN: LXAMR00316-170022930 Branch: Amravati Borrower: Jitendra Nikhantrao Bhaise Co-Borrower: Sushma Jitendra Bhaise	28-02-2019 For Rs: 13,75,911/- (Rupees Thirteen Lakh Seventy Five Thousand Nine Hundred & Eleven Only)	Fiat No- 403 4Th Fir Asha Heights, Plot No 45 Survey No 7, Maloo And Talada, Layout Midc Rd Amravati, Nr Saraf Layout Bh Amar Colony Amravati-444601 Maharashtra	Reserve Price: Rs.1120000/- (Eleven Lakh Twenty Thousand Only) / EMD: Rs. 112000/- (One Lakh Twelve Thousand Only)
LAN: LXAKO00416-170041304 Branch: Akola Borrower: Kanhaiya Sundarlal Bundele / Co-Borrower: Mina Kanhaiya Bundele	22-06-2018 For Rs: 13,57,803/- (Rupees Thirteen Lakh Fifty Seven Thousand Eight Hundred & Three Only)	Fiat No 401, 4Th Fir, A Wing, Sanket Apt, Bhagirathi Nagar, Near Geeta Nagar, Akola /Akola 444001 Maharashtra India	Reserve Price: Rs.720000/- (Seven Lakh Twenty Thousand Only) / EMD: Rs. 72000/- (Seventy Two Thousand Only)
LAN: LXWARD05116-170050553 Branch: Wardha Borrower: Suresh Kumar Ramsiya Patel / Co-Borrower: Sarwati Suresh Patel	04-05-2019 For Rs: 9,51,044/- (Rupees Nine Lakh Fifty One Thousand & Forty Four Only)	House No. 132 Sindhi Meghe Sheet No. 92 Surevy No. 5152 Dist. Wardha 442002 Maharashtra	Reserve Price: Rs.700000/- (Seven Lakh Only) / EMD: Rs. 70000/- (Seventy 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 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 **Sandip Ukharda Ranit 9372705454 & Manish Parmar 9372705231, Sailesh Jyengar 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 in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 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 in case of Company and Address Proof on or before the **Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the items/Properties detailed herein above.** 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poner 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/dues 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 authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/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 Date : 05.07.2025

Sd/- Authorized Officer, Phoenix ARC Private Limited