

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 motilalosalwhf.com as per the details given below :

Date and time of E-Auction Date: 10-02-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Last date of EMD Deposit:09-02-2026

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXBUL00316-170025936 BRANCH: BULDHANA BORROWER: SACHIN SAKHARAM DESAI CO-BORROWER: SAKHARAM VISHVANATH DESAI	07-12-2020 For Rs: 2316506/- (Rupees Twenty Three Lakh Sixteen Thousand Five Hundred & Six Only)	House No - 1284, Gut No 307, Mz Dusarbid, Sindkhed Raja, Buldhana, Maharashtra - 443308	Reserve Price: Rs.2400000/- (Rupees Twenty Four Lakh Only) EMD: Rs. 240000/- (Rupees Two Lakh Forty Thousand Only)
LAN: LXBUL00316-170028511 BRANCH: BULDHANA BORROWER: GANESH SHRIRAM SHINGNE CO-BORROWER: MANISHA GANESH SHINGNE	22-11-2021 For Rs: 924054/- (Rupees Nine Lakh Twenty Four Thousand & Fifty Four Only)	Property No/ - 707, Ward No/ - 6, At - Deulgaon Mahi, Bus Stand, Taluka - Deulgaon Raja, District - Buldana, Maharashtra - 443206	Reserve Price: Rs.1200000/- (Rupees Twelve Lakh Only) EMD: Rs. 120000/- (Rupees One Lakh Twenty Thousand Only)
LAN: LXWAR00315-160016324 BRANCH: WARDHA BORROWER: KISANA NARAYAN MAHAJAN CO-BORROWER: BHAGYASHRI KISANA MAHAJAN	08-08-2023 For Rs: 677503/- (Rupees Rupees Six Lakh Seventy Seven Thousand Five Hundred & Three Only)	Mouza Ajansara, Mouza No. 10, Ph.No.25, House No. 31, Admeasuring Area 1394 Sq. Ft, Nr. Bhojaji Maharaj Mandir, Hinganghat, Dist- Wardha, Maharashtra 442301.	Reserve Price: Rs.1000000/- (Rupees Ten Lakh Only) EMD: Rs. 100000/- (Rupees One Lakh Only)
LAN: LXAMR00316-170036570 BRANCH: AMRAVATI BORROWER: ROHIT NATTHUJI RAMTEKE CO-BORROWER: NATHTHU NARAYAN RAMTEKE	29-11-2023 For Rs: 922732/- (Rupees Nine Lakh Twenty Two Thousand Seven Hundred & Thirty Two Only)	Flat No - 202-B, 2Nd Floor, Gajanan Apartment, Vrundavan Colony, Mouje Rahatgaon, Pragane Nandgaon Peth, Amravati, Maharashtra - 444603	Reserve Price: Rs.1000000/- (Rupees Ten Lakh Only) EMD: Rs. 100000/- (Rupees One Lakh Only)
LAN: LXAMR00416-170048820 BRANCH: AMRAVATI BORROWER: NILESH NAJUKRAO THAKARE CO-BORROWER: SHITAL NILESH THAKARE	23-06-2021 For Rs: 484771/- (Rupees Four Lakh Eighty Four Thousand Seven Hundred & Seventy One Only)	Property No. - 216, Mouza - Domak, Taluka - Mroshi, District - Amravati, Maharashtra - 444905	Reserve Price: Rs.900000/- (Rupees Nine Lakh Only) EMD: Rs. 90000/- (Rupees Ninety Thousand Only)
LAN: LXBHA00317-180057567 BRANCH: BHANDARA BORROWER: VIVEK GHANSHYAM KHOBRAGADE CO-BORROWER: ASWINI VIVEK KHOBRAGADE	10-12-2020 For Rs: 640771/- (Rupees Six Lakh Forty Thousand Seven Hundred & Seventy One Only)	Prop No - 330, Zone No - 5, Code No - 155, Mouja Dabhna Gram Panchayat, Arjuni, Gondia, Maharashtra - 441701	Reserve Price: Rs.700000/- (Rupees Seven Lakh Only) EMD: Rs. 70000/- (Rupees Seventy Thousand Only)
LAN: LXBUL00517-180057993 BRANCH: BULDHANA BORROWER: SANDHYA PRALHAD DANDALE CO-BORROWER: PRALHAD NAMDEO DANDALE	29-11-2023 For Rs: 1221856/- (Rupees Twelve Lakh Twenty One Thousand Eight Hundred & Fifty Six Only)	Survey No. 57, Ward No.12, Old Property No. 452/2/12, New Property No. W12000548, Mouje-Deulgaon Raja, Buldhana, Maharashtra 443203	Reserve Price: Rs.1300000/- (Rupees Thirteen Lakh Only) EMD: Rs. 130000/- (Rupees One Lakh Thirty Thousand Only)
LAN: LXBUL00117-180067951 BRANCH: BULDHANA BORROWER: MANGESH VITHOBA SHELKE CO-BORROWER: VITHOBA MAROTKI SHELKE	09-05-2025 For Rs: 497739/- (Rupees Four Lakh Ninety Seven Thousand Seven Hundred & Thirty Nine Only)	Property No.127 Ad Measuring 840 Sq.Ft. At- Kolegaon .Nr. Dnyaneshwar Mandir Po-Warud(Bk) Jafraabad Jalna Jafferabad Buldhana Maharashtra- 431206	Reserve Price: Rs.527374/- (Rupees Five Lakh Twenty Seven Thousand Three Hundred & Seventy Four Only) EMD: Rs. 52737/- (Rupees Fifty Two Thousand Seven Hundred & Thirty Seven 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 MORESHWARAO PAWAR-8657956040/ DEEPAK PRAKASHCHANDRA THAKUR-7045828073/RIZWAN DADAMIYA SHEIKH-9372735331/ULHAS YASHWANTKUMAR BELE-7208872611/AMOL ARUN JAWKAR-7208840514/SUNIL HARI ADE-8928264203, 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 : 19.01.2026

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