

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 motilalosalhf.com" as per the details given below :

**Date and time of E-Auction Date: 13-02-2026 11:00 Am to 02:00 Pm
(with unlimited extensions of 15 minute each)**

Last date of EMD Deposit: 12-02-2026

| Borrower(s)/Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the immovable property | Reserve Price, EMD / Last date of EMD |
|---|--|--|---|
| LAN: LXBUL00315-160020921 Branch: Buldhana Borrower: Ravindra Jagarao Chavan Co-Borrower: Usha Ravindra Chavan | 23-10-2019 For Rs: 1515408/- (Rupees Fifteen Lakh Fifteen Thousand Four Hundred & Eight Only) | Property No - 1405, Gut No.336, Mouje - Mz.Malkapur Pangra, Sindkhed Raja, Deolgaon Raja, Buldhana, Maharashtra - 443201 | Reserve Price: Rs.1350000/- (Rupees Thirteen Lakh Fifty Thousand Only) EMD: Rs. 135000/- (Rupees One Lakh Thirty Five Thousand Only) |
| LAN: LXAKO00115-160004978 Branch: Akola Borrower: Rahim Moinoddin Shaikh Co-Borrower: Taj Moinoddin Shaikh | 07-10-2024 For Rs: 783943/- (Rupees Seven Lakh Eighty Three Thousand Nine Hundred & Forty Three Only) | Flat No-124 Third Floor Ad Measuring 602 Sq. Ft.Vyankatgiri Villa Mouje - Sagwan Gram Panchiyat Samta Nagar Sagwan Buldhana 0 0 Samta Nagar Akola 443001 Buldana Akola Maharashtra | Reserve Price: Rs.700000/- (Rupees Seven Lakh Only) EMD: Rs. 70000/- (Rupees Seventy Thousand Only) |
| LAN: LXAMR00416-170031000 Branch: Amravati Borrower: Roshan Haridas Ambulkar Co-Borrower: Mina Haridas Ambulkar | 11-05-2023 For Rs: 503900/- (Rupees Five Lakh Three Thousand Nine Hundred Only) | Property No 181, Anukaramank No 183, Ward No 2, Mouje Nandura Lashkarpur, Near Hanuman Temple, Amravati, Maharashtra 444601 | Reserve Price: Rs.450000/- (Rupees Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Rupees Forty Five Thousand Only) |
| LAN: LXWAS00316-170031302 Branch: Washim Borrower: Shailesh Suresh Shinde Co-Borrower: Jayshri Shailesh Shinde | 04-05-2019 For Rs: 624585/- (Rupees Six Lakh Twenty Four Thousand Five Hundred & Eighty Five Only) | Plot No- 78 & 79 Sainath Nagar Pusad Road Kakad Dati Washim Dist- Washim 444505 Maharashtra | Reserve Price: Rs.450000/- (Rupees Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Rupees Forty Five Thousand Only) |
| LAN: LXMOAMRAVA5422-230657057 Branch: Amravati Borrower: Gaurav Dipakrao Satnurkar Co-Borrower: Dipak Gangaramji Satnurkar | 27-02-2024 For Rs: 1071258/- (Rupees Ten Lakh Seventy One Thousand Two Hundred & Fifty Eight Only) | Jayamba Aluminium Jawal Postman Colony Juna By Pass Road Mouje Jewad Plot No. 17 Survey No. 1/1 Amravati 444701 Amravati Maharashtra | Reserve Price: Rs.1700000/- (Rupees Seventeen Lakh Only) EMD: Rs. 170000/- (Rupees One Lakh Seventy Thousand Only) |
| LAN: LXMOAKOL5222-230660684 Branch: Akola Borrower: Nitin Dayaram Khade Co-Borrower: Gokul Dayaram Khade | 08-05-2024 For Rs: 3172119/- (Rupees Thirty One Lakh Seventy Two Thousand One Hundred & Nineteen Only) | Plot No.86(Southern Part) Survey No.376/1 Sneh Nagar Kasabe- Shegaon Part-2 Tehsil-Shegaon District-Buldhana Shegaon Akola Maharashtra 444203 | Reserve Price: Rs.2700000/- (Rupees Twenty Seven Lakh Only) EMD: Rs. 270000/- (Rupees Two Lakh 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 **Bhushan Moreshwarrao Pawar-9850292717/Sandip Ranit-7776876778/ Amol Arun Jawkar-9764332987/ Chetan Janrao Ghurde-9272162527/ Manish Ramgopal Sharma-9372705231**, 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 : 22.01.2026

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