

PUBLIC NOTICE FOR E-AUCTION CUM SALE

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-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 motilaloswalhf.com as per the details given below :

Date and time of E-Auction:- Date: 05-08-2026, 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: LXBUL00315-160020921 Branch: Buldhana Borrower: Ravindra Jagarao Chavan Co-Borrower: Usha Ravindra Chavan Guarantor:	22-12-2025 For Rs: 1717956/- (Rupees Seventeen Lakh Seventeen Thousand Nine Hundred & Fifty Six Only)	Property No - 1405, Gut No.336, Admeasuring Area 8. 11 Hec.Aar, Hissa No 1 Hectre 01 Aar, Mouje - Mz.Malkapur Pangra, Sindkhed Raja, Deolgaon Raja, Buldhana, Maharashtra	Reserve Price: Rs.1350000/- (Rupees Thirteen Lakh Fifty Thousand Only) EMD: Rs.135000/- (Rupees One Lakh Thirty Five Thousand Only) Last date of EMD Deposit:04-08-2026
2	LAN: LXBUL00115-160018066 Branch: Buldhana Borrower: Waman Motiram Wadekar Co-Borrower: Lila Waman Wadekar Guarantor:	04-05-2019 For Rs: 1348882/- (Rupees Thirteen Lac Forty Eight Thousand Eight Hundred Eighty Two Only)	Property No. 867/14 Sr No 57 Mz Deulgaon Raja Tal- D. Raja Nr. Bus Stand 443204 Buldhana Maharashtra	Reserve Price: Rs.1600000/- (Rupees Sixteen Lakh Only) EMD: Rs.160000/- (Rupees One Lakh Sixty Thousand Only) Last date of EMD Deposit:04-08-2026
3	LAN: LXWAS00316-170048634 Branch: Washim Borrower: Abhas Shivram Rathod Co-Borrower: Shivram Parashram Rathod Guarantor:	11-12-2025 For Rs: 1444834/- (Rupees Fourteen Lakh Forty Four Thousand Eight Hundred & Thirty Four Only)	Constructed On Land Gharkul No. B (Super Built Up) 750 Sq.Ft, Including All Amenities, Gharkul "Maa Vaishnavi Park" Manrata Nagar, Mouje- Kali, Taluka- Karanja, Grampanchayat-Kherdi, Dist-Akola, Dist-Washim, Plot No. 5 Paiki 50- 63 Sq.Mtr (544-77) Sq.Ft And Plot No.4 Paiki 40.50 Sq. Mtr, Total Admeasuring 19.13 Sq. Mtr, Karanja Dist. Washim, Wardha Maharashtra- 444402.	Reserve Price: Rs.1470020/- (Rupees Fourteen Lakh Seventy Thousand & Twenty Only) EMD: Rs.147002/- (Rupees One Lakh Forty Seven Thousand & Two Only) Last date of EMD Deposit:04-08-2026
4	LAN: LXBUL00417-180061250 Branch: Buldhana Borrower: Sharad Raghunath Suradakar Co-Borrower: Kalpana Sharad Suradakar	11-12-2025 For Rs: 549938/- (Rupees Five Lakh Forty Nine Thousand Nine Hundred & Thirty Eight Only)	Milkhat No. 19, Admeasuring 250. 92 Sq.Mtr, Ward No. 2, Buldana, Mouje- Pophali, Nandura Buldhana Maharashtra- 443102.	Reserve Price: Rs.606435/- (Rupees Six Lakh Six Thousand Four Hundred & Thirty Five Only) EMD: Rs.60644/- (Rupees Sixty Thousand Six Hundred & Forty Four Only) Last date of EMD Deposit:04-08-2026
5	LAN: LXBUL00117-180067951 Branch: Buldhana Borrower: Mangesh Vithoba Shelke Co-Borrower: Vithoba Marotki Shelke Guarantor:	09-05-2025 For Rs: 497739/- (Rupees Four Lac Ninety Seven Thousand Seven Hundred Thirty Nine Only)	Property No.127 Ad Measuring 840 Sq.Ft. At-Kolegaon Nr. Dnyaneshwar Mandir Po-Warud(Bk) Jafrabad 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) Last date of EMD Deposit:04-08-2026
6	LAN: LXMOBULDHA720-210354126 Branch: Buldhana Borrower: Keshav Sirsat Co-Borrower: Kamal Shrikurshan Sirsat Guarantor: Vilas Dnyaneshwar Khedekar	07-10-2024 For Rs: 569549/- (Rupees Five Lac Sixty Nine Thousand Five Hundred Forty Nine Only)	Property NO.181 At- Raipur Tq-Buldhana Dist - Buldhana 0 0 Na 443001 Buldhana Maharashtra	Reserve Price: Rs.677089/- (Rupees Six Lakh Seventy Seven Thousand & Eighty Nine Only) EMD: Rs.67709/- (Rupees Sixty Seven Thousand Seven Hundred & Nine Only) Last date of EMD Deposit:04-08-2026
7	LAN: LXMOBULDHA720-210565085 Branch: Buldhana Borrower: Rajesh Shyamkant Deshpande Co-Borrower: Usha Shamkant Deshpande Guarantor:	09-01-2026 For Rs: 1163614/- (Rupees Eleven Lakh Sixty Three Thousand Six Hundred & Fourteen Only)	Malmatta No. 849, Admeasuring 1150.00 Sq.Ft, Along With Construction Admeasuring 390 Sq.Ft, Mouje- Chandur, Biswa Tq. - Nandura Dist. - Buldana, Maharashtra.	Reserve Price: Rs.1500000/- (Rupees Fifteen Lakh Only) EMD: Rs.150000/- (Rupees One Lakh Fifty Thousand Only) Last date of EMD Deposit:04-08-2026
8	LAN: LXMOGONDIA5524-250768586 Branch: Gondia Borrower: Rajkumar Chambharu Thakare Co-Borrower: Mangala Rajkumar Thakare Guarantor:	09-01-2026 For Rs: 591866/- (Rupees Five Lakh Ninety One Thousand Eight Hundred & Sixty Six Only)	Malmatta No. 178 , Ward No. 2, At Mouza Bodalbodi, Post Dhanoli, Tah. Salekasa, As Per Namuna 8 Total Land Area 2776 Sq.Ft, Dist. Gondia Bodalbodi, Maharashtra	Reserve Price: Rs.616804/- (Rupees Six Lakh Sixteen Thousand Eight Hundred & Four Only) EMD: Rs.61680/- (Rupees Sixty One Thousand Six Hundred & Eighty Only) Last date of EMD Deposit:04-08-2026

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 of our 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 & conditions and process on the same portal and may contact to Bhusan Moreshwarrao Pawar8657956040&Ulhas Yashwantkumar Bele9823397185, Amol Arun Jawkar7208840514, Dnyaneshwar Babulal Patil9420641419, Pawan Laxman Bhoyalkar9146033045, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 9137100020, E-mail ID: balram@credresolv.com.