

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot,
Prabhadevi, Mumbai - 400 025, CS : 8291889898

Website: www.motilaloswalhf.com, Email: hfquery@motilaloswal.com

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 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 motilaloswalhf.com" as per the details given below :

Date and time of E-Auction Date: 14-01-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)

| Borrower(s)/Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD / Last date of EMD |
|--|---|---|--|
| LAN: LXMOBULDHA5523- 240656243 Branch: Buldhana Borrower: Ajay Pandurang Nile / Co-Borrower: Bharti Ajay Nile | 12-12-2024 For Rs: 2128406/- (Rupees Rupees Twenty One Lac Twenty Eight Thousand Four Hundred Six Only) | Unit No. 2 Plot No. 34(North Part) Gully No.12 Eknath Road Survey No. 162 Malkapur Tahsil Malkapur District Buldhana 0 0 Near Hanuman Temple 443101 Buldhana Maharashtra | Reserve Price: Rs.1600000/- (Rupees Sixteen Lakh Only) EMD: Rs. 160000/- (Rupees One Lakh Sixty Thousand Only) Last date of EMD Deposit:13-01-2026 |

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 Sachin Garade 7045766297 & Bhushan Moreshwarrao Pawar 9850292717. 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 : 23.12.2025

भाषांतरामध्ये त्रुटी आढळल्यास इंग्रजी मजकूर ग्राह्य धरण्यात येईल.

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