

E-Auction Sale Notice of 30 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: 03-10-2025 11:00 Am to 02:00 Pm
(with unlimited extensions of 5 minute each)

Last date of EMD Deposit:02-10-2025

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXAMR00216-170028211 BRANCH: AMRAVATI BORROWER: AMOL VIJAYRAO KHADASE CO-BORROWER: VIJAY GULABRAO KHADASE	04-05-2019 For Rs: 231499/- (Rupees Two Lakh Thirty One Thousand Four Hundred & Ninety Nine Only)	Property No 24 Zone No 2 Ward No 4 At Post Gram Panchayat Darapur Daryapur Road Tq Daryapur Near Auto Stand 444814 Amravati Maharashtra	Reserve Price: Rs.322853/- (Rupees Three Lakh Twenty Two Thousand Eight Hundred & Fifty Three Only) EMD: Rs. 32285/- (Rupees Thirty Two Thousand Two Hundred & Eighty Five Only)
LAN: LXAMR00417-180061954 BRANCH: AMRAVATI BORROWER: PRADIP NILAKNTHRAO DESHMUKH CO-BORROWER: SHAILA PRADEEP DESHMUKH	25-05-2021 For Rs: 678198/- (Rupees Six Lakh Seventy Eight Thousand One Hundred & Ninety Eight Only)	Property No. - 27/2, At Post - Kalamgaon Mauze, Taluka - Chandur Railway, District - Amravati, Maharashtra - 444904	Reserve Price: Rs.790471/- (Rupees Seven Lakh Ninety Thousand Four Hundred & Seventy One Only) EMD: Rs. 790471/- (Rupees Seventy Nine Thousand & Forty Seven Only)
LAN: LXAKO00115-160008071 BRANCH: AKOLA BORROWER: AMRAPALI CHANDU SHIRSAT CO-BORROWER: CHANDU PUNDLIK SHIRSAT	09-05-2025 For Rs: 137612/- (Rupees One Lakh Thirty Seven Thousand Six Hundred & Twelve Only)	Sharayu Nagar Plot No. 20 Property No. 627/2 Umari Kharap Akola. New Tapadiya Nagar Akola Maharashtra- 444001	Reserve Price: Rs.157206/- (Rupees One Lakh Fifty Seven Thousand Two Hundred & Six Only) EMD: Rs. 15721/- (Rupees Fifteen Thousand Seven Hundred & Twenty One Only)
LAN: LXAMR00217-180052618 BRANCH: AMRAVATI BORROWER: SUDARSHAN SHANKARRAO SAHARE CO-BORROWER: SHANKAR RAMJI SAHARE	24-06-2019 For Rs: 483732/- (Rupees Four Lakh Eighty Three Thousand Seven Hundred & Thirty Two Only)	Property No 194, Ward No 1, Mouje Dhanora Gurav, Amravati, Maharashtra - 444701	Reserve Price: Rs.728265/- (Rupees Seven Lakh Twenty Eight Thousand Two Hundred & Sixty Five Only) EMD: Rs. 728271/- (Rupees Seventy Two Thousand Eight Hundred & Twenty Seven 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. 527371/- (Rupees Fifty Two Thousand Seven Hundred & Thirty Seven Only)
LAN: LXMOBULDHA5423-240718128 BRANCH: BULDHANA BORROWER: AMOL DILIP SONUNE CO-BORROWER: ASHVINI SHARAD INGLE GUARANTOR :VILAS SHANTARAM BERAD	14-05-2025 For Rs: 942563/- (Rupees Nine Lakh Forty Two Thousand Five Hundred & Sixty Three Only)	Property No 83 Ad Measuring 106.88 Sq.Mtr. And First Floor 113.29 Sq.Mtr. With Rcc Contruction Sangam Chowk Main Road Mz. - Sakegaon Tq - Chikhali Dist - Buldana. Sangam Chowk 443201 Buldhana Maharashtra	Reserve Price: Rs.976015/- (Rupees Nine Lakh Seventy Six Thousand & Fifteen Only) EMD: Rs. 97602/- (Rupees Ninety Seven Thousand Six Hundred & Two 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 **Deepak Prakashchandra Thakur-7045828073/Bhushan Moreshwarrao Pawar-8657956040/Surendra Krushnarao Gite-9324906936/Amol Arun Jawkar-7208840514/Nitin Narayanrao Barve-9372705046/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 : 25.08.2025

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