



Motilal Oswal Home Finance Limited

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road,
Opposite ST Depot, Prabhadevi, Mumbai-400025.

Email : hfquery@motilaloswal.com. CIN Number :- U65923MH2013PLC248741

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: 17-12-2025 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: LXAMR00417-180061954 Branch: Amravati Borrower: Pradip Nilaknath Rao Deshmukh Co-Borrower: Shaila Pradeep Deshmukh	25-05-2021 For Rs: 678198/- (Rupees Rupees Six Lac 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) Last date of EMD Deposit: 16-12-2025
2.	LAN: LXMAR00315-160016324 Branch: Wardha Borrower: Kisana Narayan Mahajan Co-Borrower: Bhagyashri Kisana Mahajan	08-08-2023 For Rs: 677503/- (Rupees Rupees Six Lac 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/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit: 16-12-2025
3.	LAN: LXAMR00416-170048820 Branch: Amravati Borrower: Nitesh Nijurao Thakare Co-Borrower: Shital Nitesh Thakare	23-06-2021 For Rs: 434771/- (Rupees Rupees Four Lac Eighty Four Thousand Seven Hundred Seventy One Only)	Property No. - 216, Mouza - Domak, Taluka - Mroshi, District - Amravati, Maharashtra - 444905	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 16-12-2025
4.	LAN: LXMAH00317-180051567 Branch: Bhandara Borrower: Vivek Chanchayam Khobragade Co-Borrower: Aswini Vivek Khobragade	10-12-2020 For Rs: 640771/- (Rupees Rupees Six Lac 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/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 16-12-2025

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: <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 8657956040 & Uthas Yashwantkumar Bele 7208872611**, 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: NACPU
Date: 24.11.2025

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