



PhoenixARC

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140/B1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

**PUBLIC NOTICE
FOR E-AUCTION
CUM SALE**

E-Auction Sale Notice 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 Phoenix ARC Private Limited pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHETHER THERE IS AND WITHOUT RE COURSE BASIS"**, 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 : www.phoenixarc.co.in as per the details given below.

| Date and time of E-Auction - 30-12-2025 11:00 AM TO 02:00 PM (with unlimited extensions of 15 minute each) | | Last date of EMD Deposit : 29-12-2025 | |
|--|---|--|---|
| Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD |
| LAN: LXAMR00317-180058637 Branch: Amravati Borrower: Nilesh Babanrao Duratkar Co-Borrower: Nita Nilesh Duratkar | 08-05-2022 For Rs: 752515/- (Rupees Seven Lakh Fifty Two Thousand Five Hundred & Fifteen Only) | Plot No 56&57, Mouza Purnanagar, Tal Bhatkuli, Dist Amravati, Maharashtra 444604 | Reserve Price: Rs.120000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12000/- (Twelve Thousand Only) |
| LAN: LXAMR00416-170039411 Branch: Amravati Borrower: Balasaheb Panjabrao Dukre Co-Borrower: Shakuntala Balasaheb Dukare | 20-12-2018 For Rs: 695100/- (Rupees Six Lakh Ninety Five Thousand One Hundred Only) | House No/ 85, Size No/ 39 X 20 = 780, Survey No/ 85, Village - Shevti - Jahagir, Pargane Nandgaon, Taluka And District/ Amarawati/ | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXNAG00316-170041038 Branch: Nagpur Borrower: Sandhyarani Padmakar Shende Co-Borrower: Padmakar Chindhuji Shende | 26-09-2019 For Rs: 1338338/- (Rupees Thirteen Lakh Thirty Eight Thousand Three Hundred & Thirty Eight Only) | Plot No 66, Part P H No 18, Kh No 33A/2, Mouza Ranala, Kamptee, Nagpur, Maharashtra - 441001 | Reserve Price: Rs.2300000/- (Twenty Three Lakh Only) EMD: Rs. 230000/- (Two Lakh Thirty Thousand Only) |
| LAN: LXWAS00316-170043595 Branch: Washim Borrower: Irfan Usman Shah Co-Borrower: Nagma Parveen Irfan Shah | 24-03-2018 For Rs: 581548/- (Rupees Five Lakh Eighty One Thousand Five Hundred & Forty Eight Only) | Plot Situated In Manik Nagar, Taluka-Risod, Dist- Washim Out Of F/S/No/ 316/4, Plot No-46 , Near Govt Ware House Risod , 444402 Washim Maharashtra | Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) |
| LAN: LXWAS01617-180060592 Branch: Washim Borrower: Sangita Rajesh Jadhav Guarantor : Umesh Jesa Chavhan | 19-06-2018 For Rs: 440388/- (Rupees Four Lakh Forty Thousand Three Hundred & Eighty Eight Only) | Property No 225 Mouje Vasantwadi At Vasantwadi Tal Mangrulpir Dist Washim 444505 Washim Maharashtra | Reserve Price: Rs.80000/- (Eighty Thousand Only) EMD: Rs. 8000/- (Eight Thousand Only) |
| LAN: LXAKO00115-160012436 Branch: Akola Borrower: Sahadeo Yashwant Mestry Co-Borrower: Siddhi Sahadeo Mestry | 15-03-2019 For Rs: 1132529/- (Rupees Eleven Lakh Thirty Two Thousand Five Hundred & Twenty Nine Only) | Plot No-13, Ab, 14 Ab, & 15, S No.199/2B, Flat No - 205, First Floor, Om Shanti Appartment, Shegoan. Tal & Dist- Buldhana 444203 , Maharashtra | Reserve Price: Rs.550000/- (Five Lakh Fifty Thousand Only) EMD: Rs. 55000/- (Fifty Five Thousand Only) |
| LAN: LXAKO00115-160012872 Branch: Akola Borrower: Arvind Vitthal Solanke Co-Borrower: Vitthal Vinayak Solanke | 13-12-2017 For Rs: 642449/- (Rupees Six Lakh Forty Two Thousand Four Hundred & Forty Nine Only) | Mouje Jaypur Tq Karanja Dist Washim Gp Property No 9 & 10 Total Admersuring 91/63/ Sq Mt With Construction Of House | Reserve Price: Rs.360000/- (Three Lakh Sixty Thousand Only) EMD: Rs. 36000/- (Thirty Six Thousand Only) |
| LAN: LXAKO00314-150003163 Branch: Akola Borrower: Santosh Shesharao Bhagat Co-Borrower: Kalpana Santosh Bhagat | 28-05-2018 For Rs: 524566/- (Rupees Five Lakh Twenty Four Thousand Five Hundred & Sixty Six Only) | At Post Nimbhora Tq Dist Akola Prop. No 76, Mouje Nimbhora 444107 Akola Maharashtra | Reserve Price: Rs.410000/- (Four Lakh Ten Thousand Only) EMD: Rs. 41000/- (Forty One Thousand Only) |
| LAN: LXAKO00315-160005675 Branch: Akola Borrower: Gajanan Bhagwantrao Munde Co-Borrower: Mangla Gajanan Munde | 18-01-2019 For Rs: 1584960/- (Rupees Fifteen Lakh Eighty Four Thousand Nine Hundred & Sixty Only) | Plot No, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, Filed Survey No/ 11/12, Mouje Sherpur Karanja, Near Mungsaji Bar, Tq/Karanaj Lad, Dist Washim 444105 Maharashtra | Reserve Price: Rs.1350000/- (Thirteen Lakh Fifty Thousand Only) EMD: Rs. 135000/- (One Lakh Thirty Five Thousand Only) |
| LAN: LXAKO00316-170026799 Branch: Akola Borrower: Aqueel Ghafoor Syed Co-Borrower: Saira Bee Aqueel Syed | 15-03-2019 For Rs: 953254/- (Rupees Nine Lakh Fifty Three Thousand Two Hundred & Fifty Four Only) | Flat No 404, 4Th Floor, Noor Residency, Plot No/81, Sr/ No/ 44/1, Mouje Akoli Kh, Dongare Layout, Akola 444001, Maharashtra | Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only) |
| LAN: LXAMR00216-170047675 Branch: Amravati Borrower: Akash Ashokrao Dhakade Co-Borrower: Ashokrao Mukindrao Dhakade | 24-01-2020 For Rs: 1262408/- (Rupees Twelve Lakh Sixty Two Thousand Four Hundred & Eight Only) | All That Piece And Parcel Of Land Situated At Property No 219 Mouje Sawali Bk, Taluka - Achalpur, Grampanchyat Sawali, Dist- Amravati 444808 Amravati Amravati Maharashtra | Reserve Price: Rs.150000/- (One Lakh Fifty Thousand Only) EMD: Rs. 15000/- (Fifteen Thousand Only) |
| LAN: LXAMR00215-160007845 | 13-12-2017 For Rs: | Layout, Plot No/ | |

| | | | |
|---|---|--|---|
| LAN: LXAMR00315-160021346 Branch: Amravati Borrower: Ishwardas Sudhakar Khadake Co-Borrower: Poonam Ishwardas Khadake | 13-12-2017 For Rs: 825271/- (Rupees Eight Lakh Twenty Five Thousand Two Hundred & Seventy One Only) | All That Piece And Parcel Of Land Admeasuring 1549.44 Sq. Ft (144 Sq.Mt) Bearing Layout Plot No.17-B From Out Of Field Survey No. 76/2-A Of Mouje-Dhamangain, Pragane Talegaon Dashsar Tq. Dhamangaon, Disty. Amravati, Within The Limits Dhamangaon Rly, Dist. Amravati. Pin- 444709. | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXAMR00316-170031769 Branch: Amravati Borrower: Amit Marotrao Chaudhry Co-Borrower: Shruti Amit Choudhary | 23-12-2017 For Rs: 2275910/- (Rupees Twenty Two Lakh Seventy Five Thousand Nine Hundred & Ten Only) | Plot No 52 53 54 55 And 56, Survey No 11/2 Mouje Warud Part 2, Taluka Warud, Dist Amravati Behind Power Station Multai Road 444906 Warud Amravati Maharashtra India | Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only) |
| LAN: LXAMR00316-170041695 Branch: Amravati Borrower: Amit Haribhauji Kende Co-Borrower: Haribhau Paikaji Kende | 18-01-2019 For Rs: 1663971/- (Rupees Sixteen Lakh Sixty Three Thousand Nine Hundred & Seventy One Only) | House No 1103 Plot No 1027 Grampanchayat Ambada Tal/ Morshi Dist/ Amravati 444905 Amravati Amravati Maharashtra | Reserve Price: Rs.1350000/- (Thirteen Lakh Fifty Thousand Only) EMD: Rs. 135000/- (One Lakh Thirty Five Thousand Only) |
| LAN: LXAMR00316-170041744 Branch: Amravati Borrower: Niteen Devidasrao Wankhade Co-Borrower: Shital Niteen Wankhade | 18-02-2019 For Rs: 373041/- (Rupees Three Lakh Seventy Three Thousand & Forty One Only) | Plot No 2 Sheet No 4 Cts No 14/1 Mouja Ridhapur Bahadurnagar Morshi Amravati Taluka Morshi Dist Amravati 444709 Amravati Maharashtra | Reserve Price: Rs.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand Only) |
| LAN: LXAMR00416-170036440 Branch: Amravati Borrower: Rajendra Rangraoji Raut Co-Borrower: Tara Rajendra Raut | 28-05-2018 For Rs: 1204090/- (Rupees Twelve Lakh Four Thousand & Ninety Only) | House No 208, Ward No 3 Mouza Tembha, Nr. Hanuman Mandir, Post Nandura(Bu) Khanapur, Tal And Dist. Amravati 444901 Amravati Maharashtra | Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only) |
| LAN: LXAMR00515-160021342 Branch: Amravati Borrower: Pradip Vilasrao Tayde Co-Borrower: Padmama Vilas Tayde | 13-12-2017 For Rs: 778669/- (Rupees Seven Lakh Seventy Eight Thousand Six Hundred & Sixty Nine Only) | All That Piece & Parcel Of Land Admeasuring 1549/44 Sq Ft (144 Sq Mt) Bearing Layout Plot No 18-A From Out Field Survey No 76/2-A Of Mouje Dhamangaon Pragane Talegaon Dashsar Tq Dhamangaon Dist Amravati Within The Limits Dhamangaon Rly Dist Amravati | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXBHA00316-170045597 Branch: Bhandara Borrower: Mahesh Ramkrishna Hatwar Co-Borrower: Ramakrishna Motiramaji Hatwar | 26-08-2019 For Rs: 434782/- (Rupees Four Lakh Thirty Four Thousand Seven Hundred & Eighty Two Only) | Property No .373, Ward No. 3, Water Tank, Mouja-Chokhada, Grampanchayat-Kirnapur, Ramtek, Nagpur, Maharashtra - 441106 | Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only) |
| LAN: LXBUL00116-170026324 Branch: Buldhana Borrower: Nilima Sukhdeo Jadhav Co-Borrower: Sukhdeo Kashiram Jadhav | 08-02-2018 For Rs: 892003/- (Rupees Eight Lakh Ninety Two Thousand & Three Only) | All That Part And Parcel Of The Property I/E/ Open Plot No 23A Situated Within Precincts Of Grampanchayat Yelgaon, Tq/ & Dist-Buldhana In Gut No/ 449, Beside Lingade Polytechnic, Buldhana Nr/ Cambridge School 443001 Buldhana Maharashtra | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |

| | | | |
|---|---|---|---|
| LAN: LXBUL00316-170022576 Branch: Buldhana Borrower: Madan Eknath Ingle Co-Borrower: Vaishali Madan Ingle | 19-06-2018 For Rs: 453664/- (Rupees Four Lakh Fifty Three Thousand Six Hundred & Sixty Four Only) | Gut No 5, Plot No 12Mz Chikhli tq Chikhali dist Buldhana buldhana 443201 Maharashtra india | Reserve Price: Rs.90000/- (Ninety Thousand Only) EMD: Rs. 9000/- (Nine Thousand Only) |
| LAN: LXBUL00316-170026632 Branch: Buldhana Borrower: Vaishali Anand Deshmukh Co-Borrower: Anand Krushnarao Deshmukh | 14-08-2018 For Rs: 1071537/- (Rupees Ten Lakh Seventy One Thousand Five Hundred & Thirty Seven Only) | Plot No 74-A, Gut No 26," Renuka Nagar, Mouza Shelud, " Near Maruti Mandir, Khamgaon Rdq-Chikhli, Dist-Buldana 443201 Maharashtra | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXBUL00316-170028917 Branch: Buldhana Borrower: Vajidkhan Majidkhan Pathan Co-Borrower: Jinat Vajidkhan Pathan | 25-10-2018 For Rs: 776202/- (Rupees Seven Lakh Seventy Six Thousand Two Hundred & Two Only) | Property No 631 Ward No 05, Mz-Malkapur Pangra Tq-Sindkhedraja Dist-Buldhana 443202 444005 Akola Maharashtra | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) |
| LAN: LXBUL00316-170037950 Branch: Buldhana Borrower: Amol Vilas Nawale Co-Borrower: Anita Amol Navle | 28-05-2018 For Rs: 659718/- Rupees Six Lakh Fifty Nine Thousand Seven Hundred & Eighteen Only) | Property No/ 251, Sr/No/249, Mouje-Sukali, Tq- Mehkar, Dist- Buldana 443301 Buldhana Maharashtra | Reserve Price: Rs.120000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12000/- (Twelve Thousand Only) |
| LAN: LXCHA00116-170032536 Branch: Chandrapur Borrower: Avinash Devanand Karmankar Co-Borrower: Manda Devanand Karmankar | 13-12-2018 For Rs: 1664870/- (Rupees Sixteen Lakh Sixty Four Thousand Eight Hundred & Seventy Only) | Plot No/15 Ward No/01 Sr/No/24/2, Gat No/16 Property No/504/2, Bhivaji Nagar Mouza, Tah/ Mareaon Dist/ Yavatmal 445303 Maharashtra | Reserve Price: Rs.1300000/- (Thirteen Lakh Only) EMD: Rs. 130000/- (One Lakh Thirty Thousand Only) |
| LAN: LXCHA00116-170039578 Branch: Chandrapur Borrower: Chandu Padman Durga Co-Borrower: Tirupati Chandu Durga | 18-02-2019 For Rs: 749505/- (Rupees Seven Lakh Forty Nine Thousand Five Hundred & Five Only) | Plot No/05 & 6 (Part) Survey No/ 353 Infront Of Anganwadi Mouza-Chunada Tah/ Rajura Dist/ Chandrapur 442905 Chandrapur Maharashtra | Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) |
| LAN: LXCHA00117-180053867 Branch: Chandrapur Borrower: Roshankumar Chandu Rajgadkar Co-Borrower: Pramila Chandu Rajgadakar | 23-10-2019 For Rs: 703870/- (Rupees Seven Lakh Three Thousand Eight Hundred & Seventy Only) | Plot No.56, Mouza-Khanji, Survey No. 204/1, Tah-Warora, Dist. Chandrapur, Maharashtra - 442907 | Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only) |
| LAN: LXGON00116-170025250 Branch: Gondia Borrower: Dilip Laxman Bhimte Co-Borrower: Urmilabai Dilip Bhimte | 22-06-2018 For Rs: 111107/- (Rupees Eleven Lakh Eleven Thousand One Hundred & Seven Only) | Gat No. 445/1, Mouza - Risamathak No. 105, T S No. 12, Tah Amgoan & Dist Gondianear Mankar College gondiya 441902 Maharashtra india | Reserve Price: Rs.550000/- (Five Lakh Fifty Thousand Only) EMD: Rs. 55000/- (Fifty Five Thousand Only) |
| LAN: LXNAG00314-150001005 Branch: Nagpur Borrower: Dinesh Ramdas Wasnik Co-Borrower: Shalini Dinesh Wasnik | 13-12-2017 For Rs: 2433784/- (Rupees Twenty Four Lakh Thirty Three Thousand Seven Hundred & Eighty Four Only) | All That Rcc Superstructure Construction Bearing Apartment No.301, Covering A Built Up Area Of 78.115 Sq.Mtrs, I.E., 851.593 Sq.Fts Situated On The 3Rd Floor Of The Building Known And Styled As "Raghukul Apartment-2" Considered On All That Piece And Parcel Of The Land Bearing Plot No 81, Admeasuring About 139.354 Sq.Mtrs. I.E., 1500 Sq.Fts, Situated At Mouza-Wadi, P.H No 5, Together With 33.33% Undivided Share And Interest In The Said Land, Within The Limits Of Tahasil Nagpur (Rural) And District Nagpur Pincode-440023 | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) |
| LAN: LXNAG00315-160015519 Branch: Nagpur Borrower: Nitin Suresh Nagarkar Co-Borrower: Rajni Nitinkumar Nagarkar | 16-01-2018 For Rs: 2172729/- (Rupees Twenty One Lakh Seventy Two Thousand Seven Hundred & Twenty Nine Only) | Plot No-55(Area Admesuring 139.2930 Sq.Mt.), Mouza-Bhamti, Azad Hind Society, Ward No. 14, Sheet No. 21, P.H. No. 44, K.H. No. 65, Sainath Nagar, Nr. Nag Mandir, Trimurti Nagar, Tq. & Dist-Nagpur - 440016 Maharashtra India | Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) |
| LAN: LXNAG00316-170027260 | 28-05-2018 For Rs: 1071537/- (Rupees Ten Lakh Seventy One Thousand Five Hundred & Thirty Seven Only) | | |

| | | | |
|--|--|--|---|
| LAN: LXNAG00316-170027269 Branch: Nagpur Borrower: Venkata Mastanrao Sunkara Co-Borrower: Sudhapriya Venkata Sunkara | 28-05-2018 For Rs: 639384/- (Rupees Six Lakh Thirty Nine Thousand Three Hundred & Eighty Four Only) | Plot No. 34,S. No.243/2,T.S.No.6, Airport Road, Morwa, Nr. Airport Morva, Nagpur Road, Chandrapur 442401 Chandrapur Maharashtra | Reserve Price: Rs.160000/- (One Lakh Sixty Thousand Only) EMD: Rs. 16000/- (Sixteen Thousand Only) |
| LAN: LXNAG00415-160020989 Branch: Nagpur Borrower: Mangesh Krushna Kaner Co-Borrower: Jaya Mangesh Kaner | 14-09-2021 For Rs: 604836/- (Rupees Six Lakh Four Thousand Eight Hundred & Thirty Six Only) | Plot No. - 16, Bothali, Ph No. - 13, Kh No. - 216/1, Taluka - Umared, District - Nagpur, Maharashtra - 441108 | Reserve Price: Rs.160000/- (One Lakh Sixty Thousand Only) EMD: Rs. 16000/- (Sixteen Thousand Only) |
| LAN: LXNG200316-170034841 Branch: Nagpur02 Borrower: Shyamsundar Shriramkishor Singh Co-Borrower: Anshu Shyamsundar Singh | 13-12-2017 For Rs: 2028358/- (Rupees Twenty Lakh Twenty Eight Thousand Three Hundred & Fifty Eight Only) | All That Piece And Parcel Of The Land Bearing Mouza - Dodaki, Grampanchayat Dodaki, P.H.No.66, Mouza No.154, Kh. No.61, Plot No.6, Total Admeasuring 5081.92 Sq. Ft. Tahsil- Kotal & Dist- Nagpur. | Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only) |
| LAN: LXWAR00115-160021987 Branch: Wardha Borrower: Bhushan Viswasrao Jiwane Co-Borrower: Vijaya Bhushan Jivane | 29-07-2019 For Rs: 916099/- (Rupees Nine Lakh Sixteen Thousand & Ninety Nine Only) | Plot No 74 (Part), Mauza Devali Mauza No 72, Kh No 322/1 & 322/2, Ph No 21, Nr Hanuman Temple, Wardha, Maharashtra - 442302 | Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only) |
| LAN: LXWAS00316-170026769 Branch: Washim Borrower: Nilkhanth Devman Surve Co-Borrower: Surekha Nilakanth Surve | 06-07-2018 For Rs: 816245/- (Rupees Eight Lakh Sixteen Thousand Two Hundred & Forty Five Only) | Property No- 214, At-Bhoyata, Tal And Dist. Washimnr. Gram Panchayat Office washim washim 444505 Maharashtra india | Reserve Price: Rs.230000/- (Two Lakh Thirty Thousand Only) EMD: Rs. 23000/- (Twenty Three Thousand Only) |
| LAN: LXWAS00317-180056891 Branch: Washim Borrower: Shankar Sakharam Shegar Co-Borrower: Gunfabai Shankar Shegar | 10-12-2020 For Rs: 461724/- (Rupees Four Lakh Sixty One Thousand Seven Hundred & Twenty Four Only) | Property No - 194, At - Dava, Malegaon, Washim, Maharashtra - 444503 | Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten 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 **Sandip Ukharda Ranit 7776876778 & Manish Ramsingh Parmar 8830797633, Sailesh Iyengar 9833801159**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN CARD, Board Resolutions in case of Company and Address Proof on or before the **Last date for submission of EMD** mentioned above. **Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above.** 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra

Date : 08.12.2025

Sd/- Authorized Officer,
Phoenix ARC Private Limited