

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 WHATEVER THERE IS AND WITHOUT RECOURSE 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 - 27-10-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)			Last date of EMD Deposit: 26-10-2025
Borrower(s) / Co-Borrower (s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price / EMD
LAN: LXAKO00114-150000295 Branch: Akola Borrower: Ramdas Ambadas Bhujbal Co-Borrower: Kunda Ramdas Bhujbal	15-03-2019 For Rs: 480681/- (Rupees Four Lakh Eighty Thousand Six Hundred & Eighty One Only)	F.S No 96/3 A, Ward No 17, Property No.261, Gajanan Nagar, Tal Chikhli, Dist- Buldhana 443201 Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXAKO00315-160011853 Branch: Akola Borrower: Sunil Dattu Gaikwad Co-Borrower: Savita Sunil Gaikwad	24-08-2021 For Rs: 825611/- (Rupees Eight Lakh Twenty Five Thousand Six Hundred & Eleven Only)	Plot No. - 10, 11, 12 And 13, Survey No. - 26/2, Flat No. - 309, Behind Bom, Neat Bye Pass, Akola, Maharashtra - 444001	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five 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 Dashesar Tq Dhamangaon Dist Amravati Within The Limits Dhamangaon Rly Dist Amravati	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
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 Dashesar Tq. Dhamangaon, Disty. Amravati, Within The Limits Dhamangaon Rly. Dist. Amravati. Pin- 444709.	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXAYV00316-170025100 Branch: Yavatmal Borrower: Gajendra Namadevrao Chaudhary Co-Borrower: Anjali Gajendra Chaudhari	31-10-2017 For Rs: 968905/- (Rupees Nine Lakh Sixty Eight Thousand Nine Hundred & Five Only)	Plot No. 23 & 26, Sai Balaji Part - 2, Arni Road, Dhanora (Bu), Tah - Digras & Dist - Yavatmal Nr. Aniket Training Center, 445001 Yavatmal Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty 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/ Maregaon Dist/ Yavatmal 445303 Maharashtra	Reserve Price: Rs.1600000/- (Sixteen Lakh Only) EMD: Rs. 160000/- (One Lakh Sixty Thousand Only)
LAN: LXAMR00116-170035122 Branch: Amravati Borrower: Charandas Narayan Manohar Co-Borrower: Harshal Charandas Manohar	08-02-2018 For Rs: 620886/- (Rupees Six Lakh Twenty Thousand Eight Hundred & Eighty Six Only)	All That Piece And Parcel Of Land Situated At Plot No/79(3), Ward No/1, Anu No/312(3), Donad Nandgaonpeth, Nr/ Moroti Mandir, Mouza Donad, Rohankheda, Tal And Dist/ Amravati 444901 Amravati Maharashtra	Reserve Price: Rs.480000/- (Four Lakh Eighty Thousand Only) EMD: Rs. 48000/- (Forty Eight 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.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty 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.120000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12000/- (Twelve Thousand Only)
LAN: LXBUL00316-170041629 Branch: Buldhana Borrower: Ruprao Namdeo Jadhav Co-Borrower: Jyoti Ruprao Jadhav	24-08-2021 For Rs: 601956/- (Rupees Six Lakh One Thousand Nine Hundred & Fifty Six Only)	Plot No/ - 109A (P T), Survey No/199/1, Vyankatesh Nagar, Taluka - Chikhali, Buldhana, Maharashtra - 443201	Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only)
LAN: LXAMR00416-170043441 Branch: Amravati Borrower: Umesh Ramesh Dolfode Co-Borrower: Rajkanya Ramesh Dolfode	25-10-2018 For Rs: 883368/- (Rupees Eight Lakh Eighty Three Thousand Three Hundred & Sixty Eight Only)	Malmatta No 2825 Ward No 3 Grampanchayat Nandgaon Peth Dhargar Pura Amravati 444901 Amravati Amravati Maharashtra	Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)
LAN: LXGON00316-170048248			Reserve Price:

Wankhade		Maharashtra	12000/- (Twelve Thousand Only) EMD: Rs.
LAN: LXBUL00316-170041629 Branch: Buldhana Borrower: Ruprao Namdeo Jadhav Co-Borrower: Jyoti Ruprao Jadhav	24-08-2021 For Rs: 601956/- (Rupees Six Lakh One Thousand Nine Hundred & Fifty Six Only)	Plot No/- 109A (PT), Survey No/199/1, Vyankatesh Nagar, Taluka - Chikhali, Buldhana, Maharashtra - 443201	Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only)
LAN: LXAMR00416-170043441 Branch: Amravati Borrower: Umesh Ramesh Dolfode Co-Borrower: Rajkanya Ramesh Dolphode	25-10-2018 For Rs: 883368/- (Rupees Eight Lakh Eighty Three Thousand Three Hundred & Sixty Eight Only)	Malmatta No 2825 Ward No 3 Grampanchayat Nandgaon Peth Dhargar Pura Amravati 444901 Amravati Maharashtra	Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)
LAN: LXGON00316-170046246 Branch: Gondia Borrower: Lokesh Kripalsingh Katre Co-Borrower: Priti Lokesh Katre	15-11-2019 For Rs: 1103552/- (Rupees Eleven Lakh Three Thousand Five Hundred & Fifty Two Only)	Plot No.10, Ts.No.14, Thak No.148, Mouja-Amgaon, Amgaon, Gondia, Maharashtra 441902	Reserve Price: Rs.208000/- (Two Lakh Eight Thousand Only) EMD: Rs. 20800/- (Twenty Thousand Eight Hundred Only)
LAN: LXAMR00416-170049545 Branch: Amravati Borrower: Vishwanath Tulshiram Pachare Co-Borrower: Rameshwar Vishwanath Pachare	09-02-2023 For Rs: 795654/- (Rupees Seven Lakh Ninety Five Thousand Six Hundred & Fifty Four Only)	Property No 997, Anu No/997, Mouza Hiwarkhed, Morshi, Amravati, Maharashtra 444905	Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only)
LAN: LXAKO00216-170049034 Branch: Akola Borrower: Sandip Mahadev Chavan Co-Borrower: Mahadev Sukhdev Chavan	20-11-2018 For Rs: 242255/- (Rupees Two Lakh Forty Two Thousand Two Hundred & Fifty Five Only)	Property No 32 Ward No 3 At Ajni Khurd Mouje Redca Gat Grampanchat 444001 Akola Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXAMR00417-180052103 Branch: Amravati Borrower: Kailas Kashirav Bhakare Co-Borrower: Ujvala Kailas Bhakre	26-09-2019 For Rs: 1311987/- (Rupees Thirteen Lakh Eleven Thousand Nine Hundred & Eighty Seven Only)	Property No 303 & 344, Mouje & Grampanchayat Pusda, Amravati, Maharashtra - 444801	Reserve Price: Rs.1200000/- (Twelve Lakh Only) EMD: Rs. 120000/- (One Lakh Twenty Thousand Only)
LAN: LXAKO00317-180051941 Branch: Akola Borrower: Manoj Sanjay Bhagwat Co-Borrower: Geeta Sanjay Bhagwat	19-08-2023 For Rs: 3359385/- (Rupees Thirty Three Lakh Fifty Nine Thousand Three Hundred & Eighty Five Only)	Flat No.19, 4Th Floor, Durga Heights, Inside Malkapur Kaman, Akola, Maharashtra - 444003	Reserve Price: Rs.1094531/- (Ten Lakh Ninety Four Thousand Five Hundred & Thirty One Only) EMD: Rs. 109453/- (One Lakh Nine Thousand Four Hundred & Fifty Three Only)
LAN: LXCHA00117-180053867 Branch: Chandrapur Borrower: Roshankumar Chandu Rajgadkar Co-Borrower: Pramila Chandu Rajgadkar	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.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
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: LXBUL00317-180060961 Branch: Buldhana Borrower: Raju Gulab Rathod Co-Borrower: Seema Raju Rathod	15-11-2019 For Rs: 1719799/- (Rupees Seventeen Lakh Nineteen Thousand Seven Hundred & Ninety Nine Only)	On Sr.No.153/2/A, Mz - Sindkhed Raja, S.Raja, Buldana, Maharashtra - 443203	Reserve Price: Rs.1360000/- (Thirteen Lakh Sixty Thousand Only) EMD: Rs. 136000/- (One Lakh Thirty Six Thousand Only)
LAN: LXWAS00317-180062692 Branch: Washim Borrower: Bhagawan Vitthal Karhale Co-Borrower: Savita Bhagwan Karhale Guarantor : Satish Mohan Galkwad	08-02-2022 For Rs: 1230851/- (Rupees Twelve Lakh Thirty Thousand Eight Hundred & Fifty One Only)	Prop No.18, Ward No.03, Umra Shamsuddin, Nr Krishi Seva Kendra, Washim, 444507, Washim, Maharashtra	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)
LAN: LXBUL00318-190071266 Branch: Buldhana Borrower: Nilesh Suresh Jadhao Co-Borrower: Meerabal Suresh Jadhao	08-06-2022 For Rs: 935941/- (Rupees Nine Lakh Thirty Five Thousand Nine Hundred & Forty One Only)	Property No 219, At Po Palskhed Nago, Near Hanuman Mandir, Tq & Dist Buldhana, Maharashtra 443001	Reserve Price: Rs.670000/- (Six Lakh Seventy Thousand Only) EMD: Rs. 67000/- (Sixty Seven Thousand Only)

LAN: LXNAG00314-150001005 Branch: Nagpur Borrower: Dinesh Ramdas Wesnik Co-Borrower: Shalini Dinesh Wesnik	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. ie., 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.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety 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.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five 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 Mungasaji Bar, Tq/ Karanja Lad, Dist Washim 444105 Maharashtra	Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only)
LAN: LXAMR00315-160007845 Branch: Amravati Borrower: Afsar Sahebkh Pathan Co-Borrower: Nilofar Afsar Pathan	13-12-2017 For Rs: 2188933/- (Rupees Twenty One Lakh Eighty Eight Thousand Nine Hundred & Thirty Three Only)	Layout Plot No 16, Total Admeasuring 288/ Sq/ Mtr, Sr No 27/1, Gut No 114, Mauje Sonagaon, Tq Chandur Railway, Dist Amravati, Maharashtra, India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty 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)	Mauje Jaypur Tq Karanja Dist Washim Gp Property No 9 & 10 Total Admsuring 91/63/Sq Mt With Construction Of House	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXBHA00415-160020134 Branch: Bhandara Borrower: Rahul Madho Meshram Co-Borrower: Sukeshana Rahul Mesharam	28-05-2018 For Rs: 2427469/- (Rupees Twenty Four Lakh Twenty Seven Thousand Four Hundred & Sixty Nine Only)	Flat No 201 And 202, Plot No. 31, 32, P.C. No. 12, Anandsai Apt, Grampanchayat Khokarla, Anand Nagar, Khat Rd, Gat No 189/A/20/1/1 & 189/A/20/1/2, 441904 Bhandara Maharashtra	Reserve Price: Rs.1825000/- (Eighteen Lakh Twenty Five Thousand Only) EMD: Rs. 182500/- (One Lakh Eighty Two Thousand Five Hundred Only)
LAN: LXBUL00315-160021090 Branch: Buldhana Borrower: Ashok Kashinath Wagh Co-Borrower: Pushpa Ashok Wagh	12-10-2023 For Rs: 1184794/- (Rupees Eleven Lakh Eighty Four Thousand Seven Hundred & Ninety Four Only)	Property No- 408, Ward No-2, Mouje-Zotinga, Tq- Sindkkhedraja, Dist- Buldana, Maharashtra 443202	Reserve Price: Rs.760000/- (Seven Lakh Sixty Thousand Only) EMD: Rs. 76000/- (Seventy Six Thousand Only)
LAN: LXBHA00315-160020394 Branch: Bhandara Borrower: Vinod Dhannraj Gharde Co-Borrower: Sarita Vinod Gharde	25-10-2018 For Rs: 1473870/- (Rupees Fourteen Lakh Seventy Three Thousand Eight Hundred & Seventy Only)	Flat No- 303, Anandsai Apt, Plot No- 31, 32, Gat No-189 & 20/21/1 Mouza Khokarla, Bhandara.Khat Road Grampanchayat Khokarla, Anand Nagar, 441904 Bhandara Maharashtra	Reserve Price: Rs.1180000/- (Eleven Lakh Eighty Thousand Only) EMD: Rs. 118000/- (One Lakh Eighteen Thousand Only)
LAN: LXAMR00316-170022930 Branch: Amravati Borrower: Jitendra Nilkhantrao Bhaise Co-Borrower: Sushma Jitendra Bhaise	28-02-2019 For Rs: 1375911/- (Rupees Thirteen Lakh Seventy Five Thousand Nine Hundred & Eleven Only)	Flat No- 403 4Th Fir Asha Heights, Plot No.45 Survey No.7, Maloo And Talada, Layout Midc Rd Amravati, Nr Saraf Layout Bh Amar Colony Amravati- 444601 Maharashtra	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)
LAN: LXGON00116-170025250 Branch: Gondia Borrower: Dilip Laxman Bhimte Co-Borrower: Urmilabai Dilip Bhimte	22-06-2018 For Rs: 1111107/- (Rupees Eleven Lakh Eleven Thousand One Hundred & Seven Only)	Gat No. 445/1, Mouza - Risamathak No. 105, T S No. 12, Tah Amgoan & Dist Gondia near Mankar College gondiya 441902 Maharashtra india	Reserve Price: Rs.633600/- (Six Lakh Thirty Three Thousand Six Hundred Only) EMD: Rs. 63360/- (Sixty Three Thousand Three Hundred & Sixty Only)
LAN: LXAKO00316-170032935 Branch: Akola Borrower: Ravindra Mohanlal Prajapati Co-Borrower: Mohanlal Ramlal Prajapati Guarantor : Sateesh Amrutrav Gavande	28-05-2018 For Rs: 856111/- (Rupees Eight Lakh Fifty Six Thousand One Hundred & Eleven Only)	Property No 176 Hwara Korde Murtizapur, Akola Post Office 444001 Akola Akola Maharashtra	Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)
LAN: LXAKO00416-170041542 Branch: Akola Borrower: Shrikant Bhaskar Kale Co-Borrower: Bhaskarrao Madhukarrao Kale	28-01-2021 For Rs: 1207063/- (Rupees Twelve Lakh Seven Thousand & Sixty Three Only)	Property No - 09, At Post - Warodi, Sanglud, Akola, Maharashtra - 444001	Reserve Price: Rs.880000/- (Eight Lakh Eighty Thousand Only) EMD: Rs. 88000/- (Eighty Eight Thousand Only)
LAN: LXAMR00216-170041244 Branch: Amravati Borrower: Arjun Yadavrajaji Kumbhare Co-Borrower: Shailesh Yadavrajaji Kumbhare	20-11-2018 For Rs: 550990/- (Rupees Five Lakh Fifty Thousand Nine Hundred & Ninety Only)	Plot No 25, Cts No 314/2/C, Mouja Loni, Pragane Warud Tah. - Warud, Dist Amravati 444906, Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty 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: LXBUL00416-170050822 Branch: Buldhana Borrower: Ananda Govind Lavange Co-Borrower: Jijabai Ananda Lavange	13-12-2018 For Rs: 334846/- (Rupees Three Lakh Thirty Four Thousand Eight Hundred & Forty Six Only)	Property No/ 263A, At Post - Pophali, Tal - Motala 443102 Dist - Buldhana Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty 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, Grampanchayat Sawal, Dist- Amravati 444808 Amravati Maharashtra	Reserve Price: Rs.180000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18000/- (Eighteen Thousand Only)
LAN: LXAMR00416-170047458 Branch: Amravati	16-01-2018 For Rs: 313291/-	All That Piece And Parcel Of	Reserve Price:

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 Maharashtra	Reserve Price: Rs.180000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18000/- (Eighteen Thousand Only)
LAN: LXAMR00416-170047458 Branch: Amravati Borrower: Dilip Shamraoji Rane Co-Borrower: Valjanti Dilip Rane	16-01-2018 For Rs: 313291/- (Rupees Three Lakh Thirteen Thousand Two Hundred & Ninety One Only)	All That Piece And Parcel Of Land Admeasuring 560 Sq/ Ft (52/04Sq/Mt) Bearing Property No/ 67, Ward No/ 2, Mauja- Devari, Gram Panchayat- Devari 444907 Amravati Maharashtra India	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXAMR00316-170049261 Branch: Amravati Borrower: Mahendra Subhashrao Raut Co-Borrower: Subhash Bhimraoji Raut	08-07-2022 For Rs: 433271/- (Rupees Four Lakh Thirty Three Thousand Two Hundred & Seventy One Only)	Property No 42, Mouje Devari, Ward No 1, Grampanchyat-Nandgaonpeth, 444901 Amravati Maharashtra	Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only)
LAN: LXAMR00416-170049160 Branch: Amravati Borrower: Pramod Kashirao Konde Co-Borrower: Sarla Pramod Konde	19-12-2019 For Rs: 340219/- (Rupees Three Lakh Forty Thousand Two Hundred & Nineteen Only)	Property No 254, Mouza Domak Morshi, Amravati, Maharashtra - 444905	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXNG200416-170049752 Branch: Nagpur02 Borrower: Rajesh Bhajandas Thulakar Co-Borrower: Sarika Rajesh Thulkar	26-08-2019 For Rs: 801068/- (Rupees Eight Lakh One Thousand & Sixty Eight Only)	Plot No 38, P H No 17, Kh No 5/2, Sheet No 760/26 726/28 751/29, City Survey No 14, Mouza Bharatwada, Nagpur, Maharashtra - 440009	Reserve Price: Rs.620000/- (Six Lakh Twenty Thousand Only) EMD: Rs. 62000/- (Sixty Two Thousand Only)
LAN: LXAKO00417-180055947 Branch: Akola Borrower: Omprakash Maroti Bhujade Co-Borrower: Maroti Ramchand Bhujale Guarantor : Suraj Ramrao Bhagewar	25-09-2018 For Rs: 279163/- (Rupees Two Lakh Seventy Nine Thousand One Hundred & Sixty Three Only)	Property No. 556, A/P Patur Nandapur, Taluka & Dist.- Akola - 444001 Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXBUL00417-180054462 Branch: Buldhana Borrower: Eknath Ramchandra Gayakwad Co-Borrower: Kusum Ramchandra Gayakwad	23-06-2021 For Rs: 422212/- (Rupees Four Lakh Twenty Two Thousand Two Hundred & Twelve Only)	House No/ - 177, Ward No/ - 02, Bramhan Chikna, Taluka - Lonar, District - Buldhana, Somthana, Maharashtra - 443301	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXBUL00317-180057244 Branch: Buldhana Borrower: Sunil Vitthal Rathod Co-Borrower: Sarita Sunil Rathod	10-12-2020 For Rs: 1721050/- (Rupees Seventeen Lakh Twenty One Thousand & Fifty Only)	Property No. - 94, Mz Garkhed, Sindkhed Raja, Buldhana, Maharashtra - 443203	Reserve Price: Rs.1300000/- (Thirteen Lakh Only) EMD: Rs. 130000/- (One Lakh Thirty Thousand Only)
LAN: LXAMR01717-180066888 Branch: Amravati Borrower: Shashikant Suresh Katole Co-Borrower: Pushpalata Suresh Katole	19-12-2019 For Rs: 241050/- (Rupees Two Lakh Forty One Thousand & Fifty Only)	Property No 282, Grampanchyat Chitalwadi, Telhara, Akola, Maharashtra - 444103	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)

LAN: LXAKO00417-180065928 Branch: Akola Borrower: Mangesh Arun Ramteke Co-Borrower: Laxmi Mangesh Ramteke	18-01-2019 For Rs: 1292098/- (Rupees Twelve Lakh Ninety Two Thousand & Ninety Eight Only)	Flat No-F-1, Ashirwad Heights, Mouje Murtizpur, Third Floor, Plot No-1/8, Sheet No-6, Sr No- 18, Opp Railway Station, Tal - Murtizapur, Dist - Akola 444001 Maharashtra	Reserve Price: Rs.980000/- (Nine Lakh Eighty Thousand Only) EMD: Rs. 98000/- (Ninety Eight Thousand Only)
LAN: LXMOBULDHA722-230626800 Branch: Buldhana Borrower: Rushikesh Madan Shinde Co-Borrower: Sulbha Madan Shinde	12-10-2023 For Rs: 1169792/- (Rupees Eleven Lakh Sixty Nine Thousand Seven Hundred & Ninety Two Only)	Property No 64, At. Antri Koli, Post- Sawargaon Dukare, Taluka- Chikhali, Buldhana, Maharashtra 443201	Reserve Price: Rs.950000/- (Nine Lakh Fifty Thousand Only) EMD: Rs. 95000/- (Ninety Five Thousand Only)
LAN: LXAMR00416-170050207 Branch: Amravati Borrower: Valbhav Narendra Chaudhary Co-Borrower: Narendra Bhimraoji Chaudhari	18-02-2019 For Rs: 671383/- (Rupees Six Lakh Seventy One Thousand Three Hundred & Eighty Three Only)	Property No. 17 At Bagapur Post-Satefal Nr. Hanuman Mandir Mouja- Bagapur Tah- Chandur Rly Dist. Amravati 444904 Amravati Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXBHA00116-170041160 Branch: Bhandara Borrower: Ishwar Madhorao Mahule Co-Borrower: Madhorav Mayaram Mahule	20-03-2018 For Rs: 1014453/- (Rupees Ten Lakh Fourteen Thousand Four Hundred & Fifty Three Only)	House No/258 Mouza -Chargaon /Sundari Ward No/ 1 Panchyat Samiti Sakoli Grampanchayat Chargaon ,Near Veterinary Hospital , Tahsil- Sakoli Dist- Bhandara - 441802 Gondia	Reserve Price: Rs.770000/- (Seven Lakh Seventy Thousand Only) EMD: Rs. 77000/- (Seventy Seven Thousand Only)
LAN: LXAMR00416-170034932 Branch: Amravati Borrower: Ambadas Sitaram Sarode Co-Borrower: Sunanda Ambadasrao Sarode Guarantor : Suraj Shantaram Vankhade	08-02-2018 For Rs: 696952/- (Rupees Six Lakh Ninety Six Thousand Nine Hundred & Fifty Two Only)	All That Piece And Parcel Of Land Situated At Plot No- 189,Cts No-03,Khanapur , Nandura Bk,Nandgaon Peth, Mouza - Tembha, Khanapur 444901 Amravati Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty 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.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)
LAN: LXNAG00314-150000870 Branch: Nagpur Borrower: Vishala Ajay Jadhao Co-Borrower: Ajay Ramchandra Jadhao	24-08-2017 For Rs: 2377121/- (Rupees Twenty Three Lakh Seventy Seven Thousand One Hundred & Twenty One Only)	Flat No. 206, 2Nd Floor, Jaideo 1,Plot No67 Mouza Lawa,Kh No49/1 & 49/03,Khate No146 Back Side Neharu Planeterium 440023 Nagpur Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXNAG00314-150003233 Branch: Nagpur Borrower: Gourav Budhrao Barde Co-Borrower: Padma Budhrao Barde	19-06-2018 For Rs: 1923745/- (Rupees Nineteen Lakh Twenty Three Thousand Seven Hundred & Forty Five Only)	Flat No:- 205, 2 Nd Flr Jaideo -1 Plot No:- 67 Mza -Lawa Kh No:- 49/1 & 49/3 Ph No:-N 4 Khate No:- 146 Back Site Of Neharu Planeterium Nagpur 440023 Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty 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.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty Thousand Only)
LAN: LXWAR00116-170023256 Branch: Wardha Borrower: Ekanath Chintaman Devdhe Co-Borrower: Madhuri Ekanath Deodhe	13-12-2017 For Rs: 1285965/- (Rupees Twelve Lakh Eighty Five Thousand Nine Hundred & Sixty Five Only)	All Piece And Parcel Of Land Of Southern Side Part Of Plot No.8 Dividing East-West Admeasuring 999.38 Sq. Ft I.E 92.88 And House CInstructed Thereon Bearing Gram Panchayat House No. , Out Of Diverted Field Survey No.58/1, Situated At Mouza Umri(Meghe) Mouza No.18, P.H.No.20, Which Comes Within Limits Of Gram Panchayat, Umri(Meghe). Pin- 442001.	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand 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, Morva, Nr. Airport Morva, Nagpur Road, Chandrapur 442401 Chandrapur Chandrapur Maharashtra	Reserve Price: Rs.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty 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.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand
LAN: LXBHA00316-170045500			

		Umri (Meghe) P.H.No.20, Which Comes Within Limits Of Gram Panchayat, Umri(Meghe). Pin- 442001.	
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 Morwa, Nagpur Road, Chandrapur 442401 Chandrapur Maharashtra	Reserve Price: Rs.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty 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.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand Only)
LAN: LXBHA00316-170045597 Branch: Bhandara Borrower: Mahesh Ramkrishna Hatwar Co-Borrower: Ramkrishna 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 -Kimapur, Ramtek, Nagpur, Maharashtra - 441106	Reserve Price: Rs.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand Only)
LAN: LXWAS00317-180056891 Branch: Washim Borrower: Shankar Sakharan 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.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand Only)
LAN: LXWAS001617-180060592 Branch: Washim Borrower: Sangita Rajesh Jadhav Co-Borrower: - 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: LXWAR00115-160021987 Branch: Wardha Borrower: Bhushan Viswasrao Jivane 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.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty 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- Bhoiyata, Tal And Dist. Washimnr. Gram Panchayat Office washim washim 444505 Maharashtra india	Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five 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/ Amravati/	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: LXBUL00316-170044258 Branch: Buldhana Borrower: Prafula Prabhudas Nirmal Co-Borrower: Hansabal Prabhudas Nirmal	07-12-2020 For Rs: 1141833/- (Rupees Eleven Lakh Forty One Thousand Eight Hundred & Thirty Three Only)	Flat No - 7(407), 4Ht Floor, Sham Villa, Hanuman Nagar Road, Sham Villa, Malkapur, Buldana, Maharashtra - 443101	Reserve Price: Rs.497914/- (Four Lakh Ninety Seven Thousand Nine Hundred & Fourteen Only) EMD: Rs. 49791/- (Forty Nine Thousand Seven Hundred & Ninety One Only)
LAN: LXNAG00315-160021736 Branch: Nagpur Borrower: Purushottam Yadeorao Kamdi Co-Borrower: Kalpana Purushottam Kamdi	14-08-2018 For Rs: 1533427/- (Rupees Fifteen Lakh Thirty Three Thousand Four Hundred & Twenty Seven Only)	All That Piece And Parcel Of Land Bearing Of Mouza -Chikkhal(Khurd), Ph No 39, Ward No 20, Kh. No 42/1, Plot No 30, (127.74 Sq.Mtr) Sheet No 43, City Survey Number No 59, House No 4848/A/30 Total Admeasuring 1375.00Sq. Ft, Tahsil And Dist. -Nagpur, Maharashtra, 440027, India	Reserve Price: Rs.480000/- (Four Lakh Eighty Thousand Only) EMD: Rs. 48000/- (Forty Eight 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 Jkharda Ranit-9372705454/Bhushan Moreshwarrao Pawar-9850292717/Manish Ramesingh Parmar-9372705231/ Rizwan Dadamiya Shelkh-9372735331/Sailesh Iyengar 9833801159, details available at [https://www.auctionbazaar.com.](https://www.auctionbazaar.com/) 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of the PANCARD, 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 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. 5.The successful purchaser/bidder shall be required to pay the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the 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/dues. 6.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 : 02.10.2025

Sd/- Authorized Officer.