

**Phoenix ARC****Phoenix ARC Limited**

(formerly known as Phoenix ARC Private Limited)
 Regd. Office 3rd Floor, Wallace Tower 135-140/B/1, Crossing of Sahar Road and Western
 Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
 CIN: U67190MH2007PLC168303 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 Limited (formerly known as 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 08-09-2026 11:00 Am to 02:00 Pm
 (with unlimited extensions of 15 minute each)**

Last date of EMD Deposit: 07-09-2026

Borrower(s) /Co-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
LAN: LXBULO00316-170022576 Branch: Buldhana Borrower: Madan Eknath Ingle Co-Borrower: Vaishali Madan Ingle	19-06-2018 For Rs: 4,53,664/- (Rupees Four Lakh Fifty Three Thousand Six Hundred & Sixty Four Only)	Gut No 5, Plot No 12Mz Chikhli/Chikhali/Chikhali/ Buldhana buldhana 44320 Maharashtra India	Reserve Price: Rs.64,000/- (Sixty Four Thousand Only) EMD: Rs. 06,400/- (Six Thousand Four Hundred Only)
LAN: LXAKO00315-160020871 Branch: Akola Borrower: Ambadas Haribhau Umak Co-Borrower: Vimal Haribhau Umak	13-12-2017 For Rs: 6,87,181/- (Rupees Six Lakh Eighty Seven Thousand One Hundred & Eighty One Only)	Southern Side Part Of East -West Division Of Layout Plot No 51 Measuring Area About 93.375 Sq Mtrs Out Of Gat No 351/3 Out Of Mouje Shegaon 2 Tq Shegaon And Dist Buldhana Converted Into Residential Use As Per Order Of S D O Khamsaon Vide R C No Nap-34/Shegaon/46/2012-13 Of Dt 26-02-2014 Situated Within The Limit Of M C Shegaon Plot No 51	Reserve Price: Rs.1,60,000/- (One Lakh Sixty Thousand Only) EMD: Rs. 16,000/- (Sixteen Thousand Only)
LAN: LXBHA00315-160021718 Branch: Bhandara Borrower: Parag Sushil Vaidya Co-Borrower: Sushil Teniramji Vaidya	08-02-2018 For Rs: 20,54,468/- (Rupees Twenty Lakh Fifty Four Thousand Four Hundred & Sixty Eight Only)	All That Piece And Parcel Of Land Situated At Plot No-122 Bearing Gat No. 1137/2, Old No. 17/2, T.S. No. 16, Nagar Panishad House Property No 621 Situated At Mouza Bhandara Khas, Ram Nagar Layout, Mada Colony, Khat Road, Bhandara Nr. B M Bar, 441904	Reserve Price: Rs.12,80,000/- (Twelve Lakh Eighty Thousand Only) EMD: Rs. 1,28,000/- (One Lakh Twenty Eight Thousand Only)
LAN: LXNAG00316-170027269 Branch: Nagpur Borrower: Venkata Mastanrao Sunkara Co-Borrower: Sudhapriya Venkata Sunkara	28-05-2018 For Rs: 6,39,384/- (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.1,12,000/- (One Lakh Twelve Thousand Only) EMD: Rs. 11,200/- (Eleven Thousand Two Hundred Only)
LAN: LXBUL00316-170026632 Branch: Buldhana Borrower: Vaishali Anand Deshmukh Co-Borrower: Anand Krushnarao Deshmukh	14-08-2018 For Rs: 10,71,537/- (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, Khamsaon Rdtq- Chikhli, Dist- Buldana ,443201Maharashtra	Reserve Price: Rs.180000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18000/- (Eighteen Thousand Only)
LAN: LXAKO00316-170038003 Branch: Akola Borrower: Mahendra Sureshbhai Jasani Co-Borrower: Mohana Mahendra Jasani Guarantor : Sanjay Dattu Pimple	13-12-2017 For Rs: 7,00,181/- (Rupees Seven Lakh One Hundred & Eighty One Only)	G/P Bhaurad Property No/4348 Bearing Plot No/119 Measuring About 162/63 Sq/Mtrs/ Of Mouje Akola, Situated Within The Limits Of G/P Bhaurad Tq/ And Dist/ Akola, G/P Property No/4348/ Pin/ 444002/	Reserve Price: Rs.128000/- (One Lakh Twenty Eight Thousand Only) EMD: Rs. 12800/- (Twelve Thousand Eight Hundred Only)
LAN: LXAMR00315-160007845 Branch: Amravati Borrower: Afsar Sahebkhath Pathan Co-Borrower: Nilofar Afsar Pathan	13-12-2017 For Rs: 21,88,933/- (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, Mouje Sonagaon, Tq Chandur Railway, Dist Amravati Maharashtra, India	Reserve Price: Rs.180000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18000/- (Eighteen Thousand Only)
LAN: LXWAR00115-160021987 Branch: Wardha Borrower: Bhushan Viswasrao Jiwane Co-Borrower: Vijaya Bhushan Jiwane	29-07-2019 For Rs: 9,16,099/- (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.256000/- (Two Lakh Fifty Six Thousand Only) EMD: Rs. 25600/- (Twenty Five Thousand Six Hundred Only)
LAN: LXBUL00316-170023500 Branch: Buldhana Borrower: Vikas Ashokappa Petkar Co-Borrower: Rupali Vikas Petkar	28-05-2018 For Rs: 8,17,040/- (Rupees Eight Lakh Seventeen Thousand & Forty Only)	Plot No 42B, Gat No 26, Shelud, Khamsaon Road, Buldhana Bh Hotel Dwarika 443001 Buldhana Maharashtra	Reserve Price: Rs.320000/- (Three Lakh Twenty Thousand Only) EMD: Rs. 32000/- (Thirty Two Thousand Only)
LAN: LXBUL00316-170029105 Branch: Buldhana Borrower: Pramod Himmatrao Zalite Co-Borrower: Seema Pramod Zalite	24-05-2019 For Rs: 9,34,141/- (Rupees Nine Lakh Thirty Four Thousand One Hundred & Forty One Only)	Plot No 51, A Gut No 26,Dwarka Hotel, Deolgaon Raja, Mz Shelud Tal-Chikhli, Dist-Buldhana, Maharashtra - 443201	Reserve Price: Rs.128000/- (One Lakh Twenty Eight Thousand Only) EMD: Rs. 12800/- (Twelve Thousand Eight Hundred Only)
LAN: LXAMR00416-170039411 Branch: Amravati Borrower: Balasaheb Panjabrao Dukre Co-Borrower: Shakuntala Balasaheb Dukare	20-12-2018 For Rs: 6,95,100/- (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.180000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18000/- (Eighteen Thousand Only)
LAN: LXBUL00116-170044642 Branch: Buldhana Borrower: Prabhakar Bhanudas Dhongade Co-Borrower: Krushnatal Prabhakar Dhongade	25-10-2018 For Rs: 21,56,940/- (Rupees Twenty One Lakh Fifty Six Thousand Nine Hundred & Forty Only)	On Sr No 42/1, Mz Sindkhed Raja, Tq S/Raja Buldhana 443203 Buldhana Maharashtra	Reserve Price: Rs.320000/- (Three Lakh Twenty Thousand Only) EMD: Rs. 32000/- (Thirty Two Thousand Only)
LAN: LXAKO00417-180065928 Branch: Akola Borrower: Mangesh Arun Ramteke Co-Borrower: Laxmi Mangesh Ramteke	18-01-2019 For Rs: 12,92,098/- (Rupees Twelve Lakh Ninety Two Thousand & Ninety Eight Only)	Fiat No-F-1, Ashirwad Heights, Mouje Murtizapur, Third Floor, Plot No-1/8, Sheet No-6, Sr No-18, Opp Railway Station, Tal - Murtizapur, Dist - Akola 444001 Maharashtra	Reserve Price: Rs.627200/- (Six Lakh Twenty Seven Thousand Two Hundred Only) EMD: Rs. 62720/- (Sixty Two Thousand Seven Hundred & Twenty Only)
LAN: LXNAG00314-150001005 Branch: Nagpur Borrower: Dinesh Ramdas Wasnik Co-Borrower: Shalini Dinesh Wasnik	13-12-2017 For Rs: 24,33,784/- (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.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy 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 **Manish Ramsingh Parmar 8237172883 & , 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 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 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/dues. 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 : 14.08.2026

Sd/-, Authorized Officer,
 Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)