Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)

Regd. Office:3rd Floor, Wallace Tower 139-140/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 22-10-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Last date of EMD Deposit : 21-10-2026

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: LXNAG00314-150002299 Branch: Nagpur Borrower: Deepak Kachruji Chauhan / Co-Borrower: Late.Kalpana Dipak Chavhan (Through All His Legal Heirs)	**17-02-2026 For Rs: 21,30,927/- (Rupees Twenty One Lakh Thirty Thousand Nine Hundred & Twenty Seven Only)**	Flat No. F/2, First Floor, Saroj Apartment,Area Adm 677Sq Ft (62.893 Sq.M),Plot No. 106 Mouza Lawa Ph No. 4 Kh No. 126, New 245,246 Old,Total Area Of 4514Sq Ft (419.36Sq.M), Grampanchyat Lavha, Shri Sankatmochan Society, Khadgaon Road, Wade, Landmark Nagpur, Maharashtra	**Reserve Price: Rs.7,00,000/- (Seven Lakh Only) EMD: Rs. 70,000/- (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 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 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/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.

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

Place : Maharashtra
Date : 01.10.2026