



Phoenix ARC

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:
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 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 - 22-09-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)			Last date of EMD Deposit: 21-09-2025
Borrower(s) /Co-Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price / EMD
LAN: LXVAS00516-170047043 Branch: Vasai Borrower: Bipinkumar Ramprasad Gupta Co-Borrower: Mayadevi Ramprasad Gupta	15-11-2019 For Rs: 20,86,286/- (Rupees Twenty Lakh Eighty Six Thousand Two Hundred & Eighty Six Only)	Flat No.109, 1St Floor, Abhi Ravi Bldg.No.10, Sr.No. 1, 2, 6, Durgesh Park, Housing Complex, Kalher, Bhiwandi, Thane, Maharashtra - 401204	Reserve Price: Rs.25,00,000/-(Twenty Five Lakh Only) EMD: Rs. 2,50,000/-(Two Lakh Fifty Thousand Only)
LAN: LXVIR00315-160005784 Branch: Virar Borrower: Sanjay Bhulan Singh Co-Borrower: Sashikala Sanjay Singh	07-06-2024 For Rs: 18,44,972/- (Rupees Eighteen Lakh Forty Four Thousand Nine Hundred & Seventy Two Only)	Flat No. 105 1St Floor B-Wing Prathamesh Apt. Village Dahdipada Nr. Boisar Stn. Boisar Thane Maharashtra 401501	Reserve Price: Rs.4,00,000/-(Four Lakh Only) EMD: Rs. 40,000/-(Forty Thousand Only)
LAN: LXPAL00215-160017031 Branch: Palghar Borrower: Surya Narayan Virendra Singh Co-Borrower: Vipin Virendra Singh	07-12-2020 For Rs: 7,70,681/- (Rupees Seven Lakh Seventy Thousand Six Hundred & Eighty One Only)	Flat No.06, Ground Floor, Shiv Apartment, Shivaji Nagar, Boisar (W), S.No. 58/1,59, 60/14, 60/7, 297, Hanuman Mandir, Thane, Maharashtra - 401504	Reserve Price: Rs.8,00,000/-(Eight Lakh Only) EMD: Rs. 80,000/-(Eighty Thousand Only)
LAN: LXPAN00315-160010058 Branch: Panvel Borrower: Ravi Anjilalab Reddy Co-Borrower: Bhagyalexmi Ravi Reddy	29-09-2018 For Rs: 25,47,461/- (Rupees Twenty Five Lakh Forty Seven Thousand Four Hundred & Sixty One Only)	Flat No. 603, 6Th Floor,A-Wing, Shubham Apartment, S, No 241, H. No. 8A,Village- Bhopar, Near Mayureshwar Mandir, Behind Sunshin School , Desele Pada, Dombivali- East, Taluka-Kalyan, Dist-Thane - 421202 Thane Maharashtra	Reserve Price: Rs.12,00,000/-(Twelve Lakh Only) EMD: Rs. 1,20,000/-(One Lakh Twenty Thousand Only)
LAN: LXPEN00315-160019180 Branch: Pen Borrower: Yusuf A Khan Co-Borrower: Sunnatunisa Yusuf Khan	15-06-2017 For Rs: 15,58,855/- (Rupees Fifteen Lakh Fifty Eight Thousand Eight Hundred & Fifty Five Only)	Room No-40,A Wing,3Rd Floor Sankalp Residency Indiranagar Wadkhali, S.No 92, H.No 4, Near Sai Ganesh School Raigarh Maharashtra 402107	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXPAN00216-170022866 Branch: Panvel Borrower: Sunita Shankar Das Co-Borrower: Sadhana Shankar Das Guarantor : Rakeshkumar Prabhunarayan Singh	08-02-2018 For Rs: 9,49,807/- (Rupees Nine Lakh Forty Nine Thousand Eight Hundred & Seven Only)	Flat No. 201, 2Nd Floor, Devkrupa Apartment, Plot Bearing S.No. 194/22, Village Purne, Tal Bhiwandi, Dist. Thane Purna Village, Near Asha Pura Hotel 421302 Bhiwandi Thane Maharashtra	Reserve Price: Rs.7,00,000/-(Seven Lakh Only) EMD: Rs. 70,000/-(Seventy Thousand Only)
LAN: LXVAS00115-160019958 Branch: Vasai Borrower: Rajkumar Basappa Talekar Co-Borrower: Prema Rajkumar Talekar	24-03-2018 For Rs: 7,46,808/- (Rupees Seven Lakh Forty Six Thousand Eight Hundred & Eight Only)	Flat No 23, Ground Floor, B Wing, Keshav Bansode Apt, Keshav Nagar, Mouje Dwarli, S No 36, H No 8/A, Bldg No 7, Hajimalang Dwarli 400601 Thane Maharashtra	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXXHO00316-170033241 Branch: Khopoli Borrower: Ashok Kistaiah Gullapelli Co-Borrower: Sujata Ashok Gullapelli	09-11-2017 For Rs: 16,48,751/- (Rupees Sixteen Lakh Forty Eight Thousand Seven Hundred & Fifty One Only)	Flat No. 204, Adm. 457 Sq. Ft Carpet Area, Situate On The 2Nd Floor Of The Building Known As 'Tikone Apartment' On The Land Bearing City Survey No.1989, 2110 & 2111, 2161, 1212 At Village Nagaon, Tal. Bhiwandi, Dist. Thane Within The Limits Bhiwandi Nizampur Shahar Mahanagarpalika,	Reserve Price: Rs.10,00,000/-(Ten Lakh Only) EMD: Rs. 1,00,000/-(One Lakh Only)
LAN: LXXAL00317-180056498 Branch: Kalyan Borrower: Abhishekh Subhash Wagh Co-Borrower: Subhash Sarjerao Wagh	20-04-2021 For Rs: 11,99,783/- (Rupees Eleven Lakh Ninety Nine Thousand Seven Hundred & Eighty Three Only)	Flat No. 103, A Wing, First Floor, Swastik Residency, Block No. Rahnal, Taluka - Bhiwandi, Survey No. 125/1 Paiki, 201/B, Plot No. 8, Taluka - Bhiwandi, Dist. Thane Maharashtra	Reserve Price: Rs.10,00,000/-(Ten Lakh Only) EMD: Rs. 1,00,000/-(One Lakh Only)
LAN: LXPAL00317-180058259 Branch: Palghar Borrower: Amol Arun Naik Co-Borrower: Pooja Amol Naik	04-05-2019 For Rs: 9,62,523/- (Rupees Nine Lakh Sixty Two Thousand Five Hundred & Twenty Three Only)	Flat No - 205 206 207 2Nd Floor Chaya Apartment Mahavir Nagar Shigaon Road Opp. Dream City Boisar(E) Palghar-401501 401501 Maharashtra	Reserve Price: Rs.9,00,000/-(Nine Lakh Only) EMD: Rs. 90,000/-(Ninety Thousand Only)
LAN: LXVAS00115-160021135 Branch: Vasai Borrower: Ashish Kumar Onkarnath Mishra	28-01-2019 For Rs: 18,09,870/- (Rupees Eighteen Lakh Nine Thousand Eight Hundred & Seventy Only)	Flat No 208 2Nd Floor Bldg No 02 Sadashiv Srishti Bldg No.2 Nr. Kaka Ka Dhaba, S.No.18	Reserve Price: Rs.5,00,000/-(Five Lakh Only)



LAN: LXPEN00315-160019180 Branch: Pen Borrower: Yusuf A Khan Co-Borrower: Sunnatunisa Yusuf Khan	15-06-2017 For Rs: 15,58,855/- (Rupees Fifteen Lakh Fifty Eight Thousand Eight Hundred & Fifty Five Only)	421202 Thane Maharashtra Room No-40, A Wing, 3Rd Floor Sankalp Residency Indiranagar Wadkhali, S No. 92, H No. 4, Near Sai Ganesh School Raigarh Maharashtra 402107	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXPAN00216-170022866 Branch: Panvel Borrower: Sunita Shankar Das Co-Borrower: Sadhana Shankar Das Guarantor: Rakeshkumar Prabhunaryan Singh	06-02-2018 For Rs: 9,40,807/- (Rupees Nine Lakh Forty Nine Thousand Eight Hundred & Seven Only)	Flat No. 201, 2Nd Floor, Devkrupa Apartment, Plot Bearing S No. 194/22, Village Purna, Tal. Bhiwandi, Dist. Thane Purna Village, Near Asha Pura Hotel 421302 Bhiwandi Thane Maharashtra	Reserve Price: Rs.7,00,000/- (Seven Lakh Only) EMD: Rs. 70,000/- (Seventy Thousand Only)
LAN: LXVAS00115-160019958 Branch: Vasai Borrower: Rajkumar Gasappa Talekar Co-Borrower: Prema Rajkumar Talekar	24-03-2018 For Rs: 7,45,808/- (Rupees Seven Lakh Forty Six Thousand Eight Hundred & Eight Only)	Flat No 23, Ground Floor, B Wing, Keshav Bansode Apt, Keshav Nagar, Mouja Dwarli, S No 36, H No 3/A, Bldg No 7, Hajimatang Dwarli 400601 Thane Maharashtra	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXXHO00316-170033241 Branch: Khopoli Borrower: Ashok Kistaiah Gullapelli Co-Borrower: Sujata Ashok Gullapelli	09-11-2017 For Rs: 16,48,751/- (Rupees Sixteen Lakh Forty Eight Thousand Seven Hundred & Fifty One Only)	Flat No. 204, Adm. 457 Sq Ft Carpet Area, Situate On The 2Nd Floor Of The Building Known As 'Tikone Apartment' On The Land Bearing City Survey No 1989, 2110 & 2111, 2161, 1212 At Village Nagaon, Tal. Bhiwandi, Dist. Thane Within The Limits Bhiwandi Nizampur Shahar Mahanagarpalika,	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)
LAN: LXXKAL00317-180056498 Branch: Kalyan Borrower: Abhishekh Subhash Wagh Co-Borrower: Subhash Sarjerao Wagh	20-04-2021 For Rs: 11,99,783/- (Rupees Eleven Lakh Ninety Nine Thousand Seven Hundred & Eighty Three Only)	Flat No. 103, A Wing, First Floor, Swastik Residency, Block No. Rahnal, Taluka - Bhiwandi, Survey No. 125/1 Paiki, 201/B, Plot No. 8, Taluka - Bhiwandi, Dist. Thane Maharashtra	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)
LAN: LXPAL00317-180058259 Branch: Palghar Borrower: Amol Arun Naik Co-Borrower: Pooja Amol Naik	04-05-2019 For Rs: 9,62,523/- (Rupees Nine Lakh Sixty Two Thousand Five Hundred & Twenty Three Only)	Flat No - 205 206 207 2Nd Floor Chaya Apartment Mahavir Nagar Shigaon Road Opp. Dream City Boisar(E) Palghar-401501 401501 Maharashtra	Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only)
LAN: LXVAS00115-160021135 Branch: Vasai Borrower: Ashish Kumar Onkarnath Mishra Co-Borrower: Pooja Ashish Kumar Mishra	28-01-2019 For Rs: 18,09,870/- (Rupees Eighteen Lakh Nine Thousand Eight Hundred & Seventy Only)	Flat No 208 2Nd Floor Bldg No 02 Sadashiv Srishti Bldg No.2 Nr. Kaka Ka Dhaba, S.No.18 Hissa No.4B Adivali-Dhokali Kalyan East Thane-421306 Maharashtra	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXVAS00316-170048733 Branch: Vasai Borrower: Arjun Vishnu Mande Co-Borrower: Shobha Arjun Mande	04-05-2019 For Rs: 8,36,183/- (Rupees Eight Lakh Thirty Six Thousand One Hundred & Eighty Three Only)	Flat No A/104 1St Floor Survey No 63/2 Sai Ichha Complex Bldg No 04 Maljipada Naigaon E Dist Palghar 401203 Thane Maharashtra	Reserve Price: Rs.15,40,000/- (Fifteen Lakh Forty Thousand Only) EMD: Rs. 1,54,000/- (One Lakh Fifty Four Thousand Only)
LAN: LXPEN00316-170036108 Branch: Pen Borrower: Nitin Narayan Bhagare Co-Borrower: Nita Nitin Bhagare	20-03-2018 For Rs: 8,44,757/- (Rupees Eight Lakh Forty Four Thousand Seven Hundred & Fifty Seven Only)	House No-10(B), Ground Floor(Prop) At-Borshiti, Tal-Shahapur Dist-Thane 400601 Thane Maharashtra	Reserve Price: Rs.4,00,000/- (Four Lakh Only) EMD: Rs. 40,000/- (Forty Thousand Only)
LAN: LXMAH00216-170046584 Branch: Mahad Borrower: Imran Gulam Mohiddin Pansari Co-Borrower: Heena Imran Pansari	06-07-2018 For Rs: 14,28,523/- (Rupees Fourteen Lakh Twenty Eight Thousand Five Hundred & Twenty Three Only)	Flat No 201 1St Floor S No 282Pansare Tower Pansare Mohalla Mahad Dist Raigarh Raigarh 402305 Maharashtra India	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXPAN00415-160017209 Branch: Panvel Borrower: Rohidas Jagdev Patil Co-Borrower: Punit Rohidas Patil	20-03-2018 For Rs: 15,96,165/- (Rupees Fifteen Lakh Ninety Six Thousand One Hundred & Sixty Five Only)	Flat No. 003, Ground Floor, B Wing, Tulsi Dham, Plot Bearing S. No. 86/10/1A At Village Gove, Near Koa Village, Gove Naka, Taluka Bhiwandi- 421302, Dist- Thane Maharashtra	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXVIR00216-170022518 Branch: Virar Borrower: Satyanarayan Rajkumar Shukla Co-Borrower: Ranjana Satyanarayan Shukla	24-05-2019 For Rs: 7,66,537/- (Rupees Seven Lakh Sixty Six Thousand Five Hundred & Thirty Seven Only)	Flat No 306, 3Rd Floor, C-Wing, Krishna Apartment H.No.5, Near Kaka Cha Dhaba, Kalyan, Thane, Maharashtra - 421301	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXPAN00115-160012508 Branch: Panvel Borrower: Laxman Sukhdeo Aldar Co-Borrower: Sukhdeo Mahipati Aldar	28-05-2018 For Rs: 10,33,371/- (Rupees Ten Lakh Thirty Three Thousand Three Hundred & Seventy One Only)	Alankapuri Residency 1St Flr., Flat No. 103, H.No. 246, Gat No. 43, Plot No. 3 Village Pali Davad, Tal. Panvel, Dist. Raigarh And Regd & Sub-Regd Panvel Dist Raigarh Alankapuri Residency 1St Flr., Flat No. 103, H.No. 246, Gat No. 43, Plot No. 3 400701 Ghansoli Navi-Mumbai Maharashtra	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)



LAN: LXMAH00316-170045789 Branch: Mahad Borrower: Vishal Vishwanath Pawar Co-Borrower: Vishwanath Balu Pawar	26-03-2019 For Rs: 8,58,644/- (Rupees Eight Lakh Fifty Eight Thousand Six Hundred & Forty Four Only)	House No. 686, Ground+1 Upper Floor, S No-10/9, At Mouje Warandh, Tal-Mahad Dist- Raigad Wanrandh Mahad 402306 Raigarh Maharashtra	Reserve Price: Rs.7,00,000/-(Seven Lakh Only) EMD: Rs. 70,000/-(Seventy Thousand Only)
LAN: LXPAN00316-170030932 Branch: Panvel Borrower: Akshay Namdev Mohite Co-Borrower: Akash Namdev Mohite	26-03-2019 For Rs: 11,45,246/- (Rupees Eleven Lakh Forty Five Thousand Two Hundred & Forty Six Only)	Flat No 202, 2Nd Floor, Dev Krupa Apt. S.No 194/22 Village Purna, Tal Bhiwandi Thane Opp. Purna Bus Stop 401 204 Thane Maharashtra	Reserve Price: Rs.3,00,000/-(Three Lakh Only) EMD: Rs. 30,000/-(Thirty Thousand Only)
LAN: LXXAR00316-170032479 Branch: Karjat Borrower: Babulal Tilesawar Jaiswal Co-Borrower: Poonam Babulal Jaiswal	14-08-2018 For Rs: 13,91,139/- (Rupees Thirteen Lakh Ninety One Thousand One Hundred & Thirty Nine Only)	Flat Nop 14, 3Rd Flr, Sai Siddhi, Milkat No 38/A, Sonarpada, Dombivali Enear Hanuman Temple 421201 Thane Maharashtra India	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXPEN00116-170036648 Branch: Pen Borrower: Rajiya Vahid Bhaladar Co-Borrower: Vaheed Ayub Bhaladar	18-08-2018 For Rs: 11,17,358/- (Rupees Eleven Lakh Seventeen Thousand Three Hundred & Fifty Eight Only)	Flat No-A 208, 2Nd Floor Building No-1, Maitri Residency S.No-26, H.No.-0, Mouje Devad, Panvel Raigad - 410206, Navi-Mumbai, Maharashtra..	Reserve Price: Rs.4,00,000/-(Four Lakh Only) EMD: Rs. 40,000/-(Forty Thousand Only)
LAN: LXPEN00416-170037448 Branch: Pen Borrower: Rakesh Jokhuprasad Gupta Co-Borrower: Yogesh Jokhuprasad Gupta	31-10-2017 For Rs: 12,99,601/- (Rupees Twelve Lakh Ninety Nine Thousand Six Hundred & One Only)	Flat 309 B Wing 3 Rd Floor Sai Chhaya Residency S No 32 H No 3 Mouje Sonarpada Dombivali (E) Near Sonarpada Talav 421202 Thane Maharashtra India	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXXHO00316-170028976 Branch: Khopoli Borrower: Vicky Michael Peter Co-Borrower: Hira Kaluram Porji	06-07-2018 For Rs: 10,01,243/- (Rupees Ten Lakh One Thousand Two Hundred & Forty Three Only)	House No 62, Ground+1 Upper Floor, Village Dhansartal-Panvel, Dist Raigad Village Dhansar Talaja Raigarh 410206 Maharashtra India	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXPEN00317-180063648 Branch: Pen Borrower: Suryakant Chandrakant Tembhe Co-Borrower: Supriya Surykant Tembe	15-12-2018 For Rs: 18,68,863/- (Rupees Eighteen Lakh Sixty Eight Thousand Eight Hundred & Sixty Three Only)	House No 703 Ground Floor Mouje Lonere Tal Mangaon Dist, Near Petrol Pump, Raigad 402117 Raigarh Maharashtra	Reserve Price: Rs.2,00,000/-(Two Lakh Only) EMD: Rs. 20,000/-(Twenty Thousand Only)
LAN: LXPEN00316-170040869 Branch: Pen Borrower: Dinesh Ramesh Uphale Co-Borrower: Deepti Dinesh Uphale Guarantor : Nitesh Bhikaji Londre	08-02-2018 For Rs: 13,48,392/- (Rupees Thirteen Lakh Forty Eight Thousand Three Hundred & Ninety Two Only)	House No 333 Open Land & Cow House 231 Ground Flr, Village-Gomashi, Taluka-Sudhagad, Dist-Raigad Nr Datta Temple 410205 Raigad Maharashtra	Reserve Price: Rs.5,00,000/-(Five Lakh Only) EMD: Rs. 50,000/-(Fifty Thousand Only)
LAN: LXPAN00215-160015903 Branch: Panvel Borrower: Syamanand Chottelal Sahani Co-Borrower: Rajkumari Syamanand Sahani	17-02-2020 For Rs: 6,63,444/- (Rupees Six Lakh Sixty Three Thousand Four Hundred & Forty Four Only)	Flat No 302, 3Rd Floor, Building No - 28, B Wing, Suhag Building, Sector No 2, Thane, Maharashtra - 421601	Reserve Price: Rs.3,00,000/-(Three Lakh Only) EMD: Rs. 30,000/-(Thirty Thousand Only)
LAN: LXPAN00314-150001988 Branch: Panvel Borrower: Banshilal Dungaram Borana Co-Borrower: Pushpadevi B. Borana	04-05-2019 For Rs: 8,04,708/- (Rupees Eight Lakh Four Thousand Seven Hundred & Eight Only)	Flat No 105 1st Floor A Wing Bldg No 38 Damini Sect 2 Karam Residency Village Dhasai Shahapur 421601 Thane Maharashtra	Reserve Price: Rs.3,00,000/-(Three Lakh Only) EMD: Rs. 30,000/-(Thirty Thousand Only)
LAN: LXXAL00316-170033259 Branch: Kalyan Borrower: Sunil Sakham Patil Co-Borrower: Reshma Sunil Patil	04-05-2019 For Rs: 9,05,475/- (Rupees Nine Lakh Five Thousand Four Hundred & Seventy Five Only)	Flat No 001 Ground Flr. Shree Ganesh Plaza House No. 15 Village Kole Dombivali 1 421202 Thane Maharashtra	Reserve Price: Rs.3,00,000/-(Three Lakh Only) EMD: Rs. 30,000/-(Thirty Thousand Only)
LAN: LXVIR00115-160009518 Branch: Virar Borrower: Jayshri Ramesh Patil Co-Borrower: Sangeeta Ramesh Patil	18-08-2018 For Rs: 7,82,499/- (Rupees Seven Lakh Eighty Two Thousand Four Hundred & Ninety Nine Only)	Flat No.205, 2Nd Floor, D-Wing, Sundaram Apartment, Village-Adivali-Dhokali Survey No.36/12, Near Tukaram Palza, Kalyan-421001 Thane Maharashtra	Reserve Price: Rs.9,00,000/-(Nine Lakh Only) EMD: Rs. 90,000/-(Ninety Thousand Only)
LAN: LXPAN00114-150000980 Branch: Panvel Borrower: Vijay Vishwanath Jante Co-Borrower: Sheetal Vijay Janate	22-06-2020 For Rs: 11,12,916/- (Rupees Eleven Lakh Twelve Thousand Nine Hundred & Sixteen Only)	Flat- 103, C- Wing, First Floor, Building No 80, Aakash Building, Sec No 3, Karm Residency, Shahpur, Near Sapphire, Village Dhasai, Thane 400602, Maharashtra.	Reserve Price: Rs.4,00,000/-(Four Lakh Only) EMD: Rs. 40,000/-(Forty Thousand Only)
LAN: LXPAN00415-160013749 Branch: Panvel Borrower: Amol Ranganath Pawar	18-08-2017 For Rs: 24,44,722/- (Rupees Twenty Four Lakh Forty	Flat No. 508, 5Th Floor, A Wing B No. 2, Jagannath Dham, Nand...	Reserve Price: Rs.10,00,000/-(Ten Lakh Only)



LAN: LXPEN00317-180063648 Branch: Pen Borrower: Suryakant Chandrakant Tembhe Co-Borrower: Supriya Suryakant Tembhe	15-12-2018 For Rs: 18,68,863/- (Rupees Eighteen Lakh Sixty Eight Thousand Eight Hundred & Sixty Three Only)	House No 703 Ground Floor Mouje Lonere Tal. Mangon Dist. Near Petrol Pump, Raigad 402117 Raigarh Maharashtra	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)
LAN: LXPEN00316-170040869 Branch: Pen Borrower: Dinesh Ramesh Uphale Co-Borrower: Deepthi Dinesh Uphale Guarantor: Nitesh Bhikaji Londre	08-02-2018 For Rs: 13,48,382/- (Rupees Thirteen Lakh Forty Eight Thousand Three Hundred & Ninety Two Only)	House No 333 Open Land & Cow House 231 Ground Flr, Village-Gomashi Taluka-Sudhagad Dist-Raigad Nr Datta Temple 410205 Raigad Maharashtra	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXPAN00215-160015903 Branch: Panvel Borrower: Syamanand Chottelal Sahani Co-Borrower: Rajkumari Syamanand Sahani	17-02-2020 For Rs: 6,83,444/- (Rupees Six Lakh Sixty Three Thousand Four Hundred & Forty Four Only)	Flat No 302, 3Rd Floor, Building No - 28, B Wing, Sahag Building, Sector No 2, Thane Maharashtra - 421601	Reserve Price: Rs.3,00,000/- (Three Lakh Only) EMD: Rs. 30,000/- (Thirty Thousand Only)
LAN: LXPAN00314-150001988 Branch: Panvel Borrower: Banshilal Dungaram Borane Co-Borrower: Pushpadevi B. Borane	04-05-2019 For Rs: 8,04,708/- (Rupees Eight Lakh Four Thousand Seven Hundred & Eight Only)	Flat No 105 1St Floor A Wing Bldg No 38 Damini Sect 2 Karam Residency Village Dhasai Shahapur 421601 Thane Maharashtra	Reserve Price: Rs.3,00,000/- (Three Lakh Only) EMD: Rs. 30,000/- (Thirty Thousand Only)
LAN: LXXAL00315-170033259 Branch: Kalyan Borrower: Sunil Sakheram Patil Co-Borrower: Reshma Sunil Patil	04-05-2019 For Rs: 9,05,475/- (Rupees Nine Lakh Five Thousand Four Hundred & Seventy Five Only)	Flat No 001 Ground Flr. Shree Ganesh Plaza House No. 15 Village Kola Dornbivali I 421202 Thane Maharashtra	Reserve Price: Rs.3,00,000/- (Three Lakh Only) EMD: Rs. 30,000/- (Thirty Thousand Only)
LAN: LXVIR00115-160009518 Branch: Virar Borrower: Jaysri Ramesh Patil Co-Borrower: Sangeeta Ramesh Patil	18-08-2018 For Rs: 7,82,499/- (Rupees Seven Lakh Eighty Two Thousand Four Hundred & Ninety Nine Only)	Flat No 205, 2Nd Floor, D-Wing, Sundaram Apartment, Village-Adivali-Dhokali Survey No.36/12, Near Tukaram Palza, Kalyan-421001 Thane Maharashtra	Reserve Price: Rs.9,00,000/- (Nine Lakh Only) EMD: Rs. 90,000/- (Ninety Thousand Only)
LAN: LXPAN00114-150000980 Branch: Panvel Borrower: Vijay Vishwanath Jante Co-Borrower: Sheetal Vijay Janate	22-06-2020 For Rs: 11,12,916/- (Rupees Eleven Lakh Twelve Thousand Nine Hundred & Sixteen Only)	Flat- 103, C- Wing, First Floor, Building No 80, Aakash Building, Sec No 3, Karm Residency, Shahpur, Near Sapphire, Village Dhasai, Thane 400602, Maharashtra.	Reserve Price: Rs.4,00,000/- (Four Lakh Only) EMD: Rs. 40,000/- (Forty Thousand Only)
LAN: LXPAN00415-160013749 Branch: Panvel Borrower: Amol Rangnath Pawar Co-Borrower: Pushpa Amol Pawar	18-08-2017 For Rs: 24,44,722/- (Rupees Twenty Four Lakh Forty Four Thousand Seven Hundred & Twenty Two Only)	Flat No. 508, 5Th Floor, A Wing B No. 2, Jagannath Dham, Nandivali S No. 29, Near Manpada Road, 421203 Kalyan Thane Maharashtra India	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)
LAN: LXPAN00316-170025555 Branch: Panvel Borrower: Rahul Ramesh Jain Co-Borrower: Surekha Ramesh Jain	12-09-2018 For Rs: 6,23,718/- (Rupees Six Lakh Twenty Three Thousand Seven Hundred & Eighteen Only)	Flat No 205, 2Nd Floor, Shanti Bhavan, City Sr No. 1327, Pali, Sudhagad, Raigad, Nr Ballaleshwar Temple, 400703 Panvel Navi-Mumbai Maharashtra	Reserve Price: Rs.6,00,000/- (Six Lakh Only) EMD: Rs. 60,000/- (Sixty Thousand Only)
LAN: LXNAI01616-170034624 Branch: Naigaon Borrower: Anvita Aniket Pawar Co-Borrower: Aniket Vilas Pawar	06-08-2022 For Rs: 12,35,402/- (Rupees Twelve Lakh Thirty Five Thousand Four Hundred & Two Only)	Flat No. 304, 3Rd Floor, Shree Sai Samarth Apartment, Near Hp Petrol Pump, Karjat Road, Abmemath, Vangani, Thane, Maharashtra - 421605	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only)
LAN: LXPAN00316-170036053 Branch: Panvel Borrower: Prahladan N Sadashivan Co-Borrower: Prakash N Sadashivan	04-05-2019 For Rs: 13,69,672/- (Rupees Thirteen Lakh Sixty Nine Thousand Six Hundred & Seventy Two Only)	Flat No 001 Ground Floor A Wing Badlapur Pride S.No.131 H.No.1 Mouje Badlapur Badlapur W Nr. Talaov 421002 Ambarnath Thane 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 Chandrashekhar Shriram Kumbhar-9372704932/Abhijeet Chavan-9372705200/Johnson Basil Fernandes-9372705084/Krishnamurari Bajjarangi Singh-9619573479/ Kiran Powar-9372705151, Salesesh Iyengar 9633801159, 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-pones 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 : 13.08.2025

Sd/- Authorized Officer,
Phoenix ARC Private Limited

