

**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-400057 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 RECOUSE 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 **SAFESASI 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 - 18-03-2026 11:00 Am to 02:00 PM (with unlimited extensions of 15 minute each)

Last date of EMD Deposit: 17-03-2026

Borrower(s) / Co-Borrower(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXPUN00416-170029221 Branch: Pune2 Borrower: Uvaraj Vishwambhar Chavan Co-Borrower: Nanda Yuvraj Chavan Guarantor: Vijay Kisanrao Panchal	08-02-2018 For Rs: 13,34,39/- (Rupees Thirteen Lakh Thirty Four Thousand Three Hundred & Ninety Nine Only)	Plot No-91,92,93 And 94 Brown Gold,Gat No-355, Pandharewadi, Near Wasunde Road,Daund, Dist. Pune 413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)
LAN: LXPUN00116-170024505 Branch: Pune Borrower: Dakappa Chandrash Gaikwad Co-Borrower: Chandani Dakappa Gaikwad	20-11-2018 For Rs: 9,92,31/- (Rupees Nine Lakh Ninety Two Thousand Three Hundred & Eleven Only)	Plot No. 9/13,15,16 Gut No. 99/A/1/1 Village Khamgaon, Taluka Havelli District -Pune 412202 Maharashtra	Reserve Price: Rs.3,75,000/- (Three Lakh Seventy Five Thousand Only) EMD: Rs. 37,500/- (Thirty Seven Thousand Five Hundred Only)
LAN: LXPUN00416-170026413 Branch: Pune2 Borrower: Swapnil Avinash Shinde Co-Borrower: Archana Swapnil Shinde	31-10-2017 For Rs: 21,66,06/- (Rupees Twenty One Lakh Sixty Eight Thousand & Sixty Only)	Plot No 5/6/7/8 And 9, Brown Gold Gat No. 355, At Pandharewadi, Near Wasunde Rd, Tal Daund, Dist. Pune Near Wasunde Rd 413801 Pune, Pune Maharashtra India	Reserve Price: Rs.4,92,900/- (Four Lakh Ninety Two Thousand Nine Hundred Only) EMD: Rs. 49,290/- (Forty Nine Thousand Two Hundred & Ninety Only)
LAN: LXPUN00316-170025884 Branch: Pune Borrower: Jagdish Deepak Jagtap Co-Borrower: Dipak Rajaram Jagtap	27-04-2019 For Rs: 13,02,01/- (Rupees Thirteen Lakh Two Thousand & Ten Only)	Plot No. 2A, 2B Gut No. 99/A/1/1 Near Uruli Kanchan, Maule Khamgaon, Near Uruli Kanchan, Railways Station, Taluka Havelli District -Pune 410502 Maharashtra	Reserve Price: Rs. 4,10,625/- (Four Lakh Ten Thousand Six Hundred & Twenty Five Only) EMD: Rs. 41,063/- (Forty One Thousand & Sixty Three Only)
LAN: LXPUN00316-170034882 Branch: Pune Borrower: Ashok Malhari Dhonde Co-Borrower: Lata Ashok Dhonde	08-02-2018 For Rs: 12,13,825/- (Rupees Twelve Lakh Thirteen Thousand Eight Hundred & Twenty Five Only)	Plot No. 34B & 35A, Peer Sahab Developers, S No. 344, Jejurji Jogwadi, Baramati, Pune 412206	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)
LAN: LXPUN00316-170039017 Branch: Pune2 Borrower: Asif Adam Inamdar Co-Borrower: Afroz Asif Inamdar	08-02-2018 For Rs: 10,32,058/- (Rupees Ten Lakh Thirty Two Thousand & Fifty Eight Only)	Plot No-25,26,27,Brown Gold Gat No .355 Pandharewadi, Near Wasunde Road, Tal Daund, Dist. Dist-Pune 413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)
LAN: LXPUN00316-170042120 Branch: Pune2 Borrower: Naeem Papa Sayeed Co-Borrower: Shakila Papa Sayeed	09-02-2018 For Rs: 9,90,054/- (Rupees Nine Lakh Ninety Thousand & Fifty Four Only)	Plot No-55,56,57 Brown Gold Gat No-355 Pandharewadi Near Wasunde Road Daund Pune 413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)
LAN: LXPUN00316-170042061 Branch: Pune2 Borrower: Bilal Appasaheb Pakhal Co-Borrower: Afsan Bilal Pakhal	24-03-2018 For Rs: 6,71,587/- (Rupees Six Lakh Seventy One Thousand Three Hundred & Sixty Three Only)	Plot No-37 38 Brown Gold Gat No-355 Pandharewadi Near Wasunde Road Daund 413801 Pune Maharashtra	Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18,000/- (Eighteen Thousand Only)
LAN: LXPUN00216-170040810 Branch: Pune2 Borrower: Manoj Prabhakar Tayade Co-Borrower: Prabhakar Ramchandra Tayade	24-03-2018 For Rs: 6,61,587/- (Rupees Six Lakh Sixty One Thousand Five Hundred & Eighty Seven Only)	Plot No-35 & 36 Brown Gold Gat No-355 Pandharewadi Near Wasunde Road Daund 413801 Pune Maharashtra	Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18,000/- (Eighteen Thousand Only)
LAN: LXPUN00216-170040942 Branch: Pune Borrower: Datta Savata Gore Co-Borrower: Swati Dattatray Gore	24-03-2018 For Rs: 5,15,796/- (Rupees Five Lakh Fifteen Thousand Seven Hundred & Ninety Six Only)	Plot No. 58, Gat No. 344, Maule Jogwadi, Near Grampanchayat, Jogwadi, Taluka Havelli, Baramati, Pune 412102 Maharashtra	Reserve Price: Rs. 80,000/- (Eighty Thousand Only) EMD: Rs. 8,000/- (Eight Thousand Only)
LAN: LXPUN00316-170041364 Branch: Pune Borrower: Mohseen Mustafa Shaikh Co-Borrower: Sultan Mustafa Shaikh	22-11-2018 For Rs: 9,37,696/- (Rupees Nine Lakh Thirty Seven Thousand Six Hundred & Ninety Six Only)	Plot No. 3A & 3B Gat No. 99/A/1/1 Khamgaon Green, Near Kanchan, Uruli Kanchan, Tal-Havelli Dist-Pune- 412207 E Maharashtra	Reserve Price: Rs.3,75,000/- (Three Lakh Seventy Five Thousand Only) EMD: Rs. 37,500/- (Thirty Seven Thousand Five Hundred Only)
LAN: LXPUN00316-170042044 Branch: Pune2 Borrower: Navnath Dattu Taware Co-Borrower: Madhukar Dattatray Taware	04-05-2019 For Rs: 15,47,424/- (Rupees Fifteen Lakh Forty Seven Thousand Four Hundred & Twenty Four Only)	Plot No-75 76 77 78 Brown Gold Gat No-355 Pandharewadi Near Wasunde Road, Tal Daund, Dist. Pune 413801 Maharashtra	Reserve Price: Rs.5,13,100/- (Five Lakh Thirteen Thousand One Hundred Only) EMD: Rs. 51,310/- (Fifty One Thousand Three Hundred & Twenty Four Only)
LAN: LXPUN00416-170043822 Branch: Pune2 Borrower: Rakesh Madan Shitole Co-Borrower: Pallavi Rakesh Shitole Guarantor: Ganesh Dashrath Talkire	22-02-2021 For Rs: 14,87,934/- (Rupees Fourteen Lakh Eighty Seven Thousand Nine Hundred & Thirty Four Only)	Plot No - 5 & 6, Dhanvantari Prak, Gat No - 27, Shindavane, Uruli Kanchan, Near Jeuri Road, Pune, Maharashtra -412202	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)
LAN: LXPUN00416-170046663 Branch: Pune2 Borrower: Haleem Khalil Shaikh Co-Borrower: Khalil Mohammedibrahim Shaikh	19-12-2019 For Rs: 6,56,423/- (Rupees Six Lakh Fifty Six Thousand Four Hundred & Twenty Three Only)	Plot No - 65, 66, Brown Gold, Gat No - 355, Pandharewadi, Daund, Pune, Maharashtra -413801	Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18,000/- (Eighteen Thousand Only)
LAN: LXPUN00416-170047339 Branch: Pune2 Borrower: Sagar Arvind Khatri Co-Borrower: Arvind Vitthal Khatri	24-03-2018 For Rs: 6,07,665/- (Rupees Six Lakh Ninety Seven Thousand Six Hundred & Sixty Five Only)	Brown Gold; Gat No. 355, At Pandharewadi , Near Wasunde Road, Tal-Daund , Dist. Pune, 413801 Pune Maharashtra	Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18,000/- (Eighteen Thousand Only)
LAN: LXPUN00317-180051399 Branch: Pune Borrower: Manisha Sadashiv Sawant Co-Borrower: Sadashiv Dada Sawant	08-02-2018 For Rs: 13,28,867/- (Rupees Thirteen Lakh Twenty Eight Thousand Eight Hundred & Sixty Seven Only)	Plot No 55 A & B,Gat No. 344,Jogwadi,Taluka Baramati Pune 412102	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)
LAN: LXPUN00216-170047636 Branch: Pune Borrower: Babu Fulchand Pawar Co-Borrower: Usha Babu Pawar	24-03-2018 For Rs: 5,59,481/- (Rupees Five Lakh Fifty Nine Thousand Four Hundred & Eighty One Only)	Pot No 41A, Gat No. 344, Jogwadi Baramati, Near Grampanchayat Jogwadi -412102 Pune Maharashtra	Reserve Price: Rs.90,000/- (Ninety Thousand Only) EMD: Rs. 09,000/- (Nine Thousand Only)
LAN: LXPUN00316-170047522 Branch: Pune2 Borrower: Govind Devidas Karwakar Co-Borrower: Shobha Govind Karwakar	24-03-2018 For Rs: 8,84,934/- (Rupees Eight Lakh Eighty Four Thousand Nine Hundred & Thirty Four Only)	Plot No-79,80,Brown Gold Gat No-355,Pandharewadi Daund,Pune 413801 Pune Maharashtra	Reserve Price: Rs.2,2,500/- (Two Lakh Twenty Two Thousand Five Hundred Only) EMD: Rs. 22,250/- (Twenty Two Thousand Two Hundred & Fifty Only)
LAN: LXPUN00316-170046745 Branch: Pune2 Borrower: Sunil Dnyanoba Kedari Co-Borrower: Sangeeta Sunil Kedari	09-02-2018 For Rs: 11,16,278/- (Rupees Eleven Lakh Sixteen Thousand Two Hundred & Seventy Eight Only)	Plot No. 29/30 Brown Gold Gat No 355 At Pandharewadi , Near Wasunde Road, Tal-Daund Dist. Pune 413801	Reserve Price: Rs.2,94,800/- (Two Lakh Ninety Four Thousand Eight Hundred Only) EMD: Rs. 29,480/- (Twenty Nine Thousand Four Hundred & Eighty Only)
LAN: LXPUN00316-170049878 Branch: Pune Borrower: Balaji Tukaram Rajewale Co-Borrower: Sulochana Balaji Rajewale	06-07-2018 For Rs: 12,31,078/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred & Seventy Eight Only)	Plot No 49 A & B,Gat No 344, Jogwadi, Baramati, Pune pune 412102 Maharashtra	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)
LAN: LXPUN00116-170048037 Branch: Pune2 Borrower: Jitendra Pralhad Dhumal Co-Borrower: Ranjana Pralhad Dhumal	07-12-2020 For Rs: 5,23,234/- (Rupees Five Lakh Twenty Three Thousand Two Hundred & Thirty Four Only)	Plot No - 10, Brown Gold, Gat No.355, At Pandharewadi, Daund, Pune, Maharashtra -413801	Reserve Price: Rs.1,32,900/- (One Lakh Thirty Two Thousand Nine Hundred Only) EMD: Rs. 13,200/- (Thirteen Thousand Two Hundred & Ninety Only)
LAN: LXPUN00216-170050293 Branch: Pune Borrower: Irshad Yusuf Momin Co-Borrower: Shabana Irshad Momin Guarantor : Imran Hanif Shaikh	25-09-2018 For Rs: 6,70,794/- (Rupees Six Lakh Seventy Thousand Seven Hundred & Ninety Four Only)	Plot No 20 & 21, Gat No. 99/A/1, Khamgaon Greens , Near Uruli Kanchan , Mauje -Khamgaon , Taluka-Haveli , Dist- Pune -410502 Maharashtra	Reserve Price: Rs.3,50,000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25,000/- (Twenty Five Thousand Only)
LAN: LXPUN00417-180060402 Branch: Pune Borrower: Sayabanna Kalappa Kodaganur Co-Borrower: Mahadevi Sayabanna Kodaganur	08-02-2018 For Rs: 12,89,391/- (Rupees Twelve Lakh Eighty Three Hundred & Ninety One Only)	Plot No.01 And 02, Gat No.344, Bhosale Vasti, Jogwadi, Taluka Baramati, Pune 412206	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)
LAN: LXPUN00316-170024484 Branch: Pune Borrower: Sanjay Dattatray Choudhari Co-Borrower: Sonali Sanjay Chaudhari	19-12-2020 For Rs: 5,40,815/- (Rupees Five Lakh Forty Thousand Eight Hundred & Fifteen Only)	Plot No - 1A, Gat No. -99/A/1/1, Khamgaon Greens , Near Uruli Kanchan , Near Railway Station, Mauje Khamgaon, Junnar, Haveli , Pune, Maharashtra -410502	Reserve Price: Rs.2,50,000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25,000/- (Twenty Five Thousand Only)
LAN: LXPUN00316-170029065 Branch: Pune2 Borrower: Deepak Raju Mulay Co-Borrower: Ujwala Deepak Mulay	24-03-2018 For Rs: 11,01,490/- (Rupees Eleven Lakh One Thousand Four Hundred & Ninety Only)	Plot No.88, 89, 90, Brown Gold Gat No 355, At Post Pandharewadi, Daund, Pune, Maharashtra -413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)
LAN: LXPUN00316-170031315 Branch: Pune2 Borrower: Karunakar Bhoja Devadiga Co-Borrower: Suvarna Karunakar Devadiga	22-06-2018 For Rs: 14,14,318/- (Rupees Fourteen Lakh Fourteen Thousand Three Hundred & Eighteen Only)	Plot No.-11,12,13 And 14Brown Gold,Gat No-355, Pandharewadi, Pune pune 412301 Maharashtra India	Reserve Price: Rs.3,60,000/- (Three Lakh Sixty Thousand Only) EMD: Rs. 36,000/- (Thirty Six Thousand Only)

LAN: LXPUN00216-170036986 Branch: Pune Borrower: Kiran Chandrakant Phunde Co-Borrower: Chandani Kiran Funde	08-02-2018 For Rs: 7,52,903/- (Rupees Seven Lakh Fifty Two Thousand Nine Hundred & Three Only)	Pot No 34A 34B , Gat No. 344, Peer Saheb Developers S No 344 Jeuri Jogwadi Road, Tal-Bhorey Pune 412206	Reserve Price: Rs.1,20,000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12,000/- (Twelve Thousand Only)
LAN: LXPUN00316-170033229 Branch: Pune Borrower: Yogaraj Bajrang Chaudhari Co-Borrower: Saraswati Bajrang Chaudhari	14-08-2018 For Rs: 9,69,835/- (Rupees Nine Lakh Sixty Nine Thousand Eight Hundred & Thirty Five Only)	Pot No 1B & 28, Gat No 99/A/1, Khamgaon Greens , Near Uruli Kanchan , Haveli Pune Near Uruli Kanchan Tek Haveli , Pune Near Uruli Kanchan Daund, Pune 413801	Reserve Price: Rs.3,75,000/- (Three Lakh Seventy Five Thousand Only) EMD: Rs. 37,500/- (Thirty Seven Thousand Five Hundred Only)
LAN: LXPUN00316-170034466 Branch: Pune2 Borrower: Atul Viththal Modak Co-Borrower: Ashwini Atul Modak	28-05-2018 For Rs: 11,73,050/- (Rupees Eleven Lakh Seventy Three Thousand Two Hundred & Five Only)	Pot No 48, Peer Saheb Developers S No 344 Jeuri Jogwadi Road, Baramati Pune 412206	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)
LAN: LXPUN			