

## FINANCIAL EXPRESS



## 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-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 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 SARAESI 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)	08-02-2018 For Rs: 7,52,903/- (Rupees Seven Lakh Fifty Two Thousand Nine Hundred & Three Only)	Plot No 34A 34B , Gat No 344, Peer Saheb Developers S No 344 Jejurji Jogwadi Road, Tal-Bhorey Pune 41206	Reserve Price: Rs.1,20,000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12,000/- (Twelve 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. 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)	14-08-2018 For Rs: 9,69,835/- (Rupees Nine Lakh Sixty Nine Thousand Eight Hundred & Thirty Five Only)	Plot No 1B & 28, Gat No 99/A/1, Khamgaon Greens Near Uruli Kanchan Khamgaon Tek Haveli Pune Near Uruli Kanchan 410502 Pune 413801 Pune 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)	08-02-2018 For Rs: 16,53,535/- (Rupees Sixteen Lakh Fifty Three Thousand Five Hundred & Thirty Five Only)	Plot No. 48, Peer Saheb Developers S No 344 Jejurji Jogwadi Road, Baramati Pune Baramati 412206	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand 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, Maje Khamgaon, Near Uruli Kanchan, Railways Station, Taluka Haveli 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)	08-02-2018 For Rs: 15,51,105/- (Rupees Fifteen Lakh Fifty One Thousand One Hundred & Five Only)	Plot No-15,16,22,24, Survey No.355, Brown Gold, At-Pandharewadi, Nri.Wasunde Road Daund 413801	Reserve Price: Rs.3,60,000/- (Three Lakh Sixty Thousand Only) EMD: Rs. 36,000/- (Thirty Six Thousand 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 Saheb Developers, S No. 344, Jejurji Jogwadi Road, Baramati, Pune 412206	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)	08-02-2018 For Rs: 11,34,268/- (Rupees Eleven Lakh Thirty Four Thousand Two Hundred & Eighty Only)	Plot No-36A,S, No 344 Peher Saheb Developers Jogwadi Rd,Jejun Baramati Pune 412206	Reserve Price: Rs.1,15,000/- (One Lakh Fifteen Thousand Only) EMD: Rs. 11,500/- (Eleven Thousand Five Hundred 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,Pune 413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven Thousand Only)	08-02-2018 For Rs: 15,51,105/- (Rupees Fifteen Lakh Fifty One Thousand One Hundred & Five Only)	Plot No-17,18,19 Brown Gold, S.R. No.355, Post Panchavati, Near Wasunde Road, Daund 413801	Reserve Price: Rs.3,22,000/- (Three Lakh Twenty Two Thousand Only) EMD: Rs. 32,200/- (Thirty Two Thousand Two Hundred Only)		
LAN: LXPUN00316-170042120 Branch: Pune2 Borrower: Naem Papu Sayeed Co-Borrower: Shakila Pappa Sayeed	09-02-2018 For Rs: 9,90,054/- (Rupees Nine Lakh Ninety Thousand Five & 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)	08-02-2018 For Rs: 13,24,836/- (Rupees Thirteen Lakh Twenty Four Thousand Two Hundred & Sixty Only)	Plot No-38A & 38B, Gat No-344, Jogwadi, Baramati, Pune, Maharashtra - 411001	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)		
LAN: LXPUN00316-170042061 Branch: Pune2 Borrower: Bilal Appasaheb Pakhal Co-Borrower: Afansa 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)	24-03-2018 For Rs: 6,65,635/- (Rupees Six Lakh Sixty Five Thousand Six Hundred & Thirty Five Only)	Plot No-28,31,Brown Gold Gat-355 Pandharewadi Near Wasunde Road Daund 413801 Pune	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)	20-07-2021 For Rs: 11,34,268/- (Rupees Eleven Lakh Thirty Four Thousand Two Hundred & Eighty Only)	Plot No. - 40 A And B, 39, Gat No. 344, Jogwadi, Baramati, Pune, Maharashtra - 411021	Reserve Price: Rs.1,90,000/- (One Lakh Ninety Thousand Only) EMD: Rs. 19,000/- (Nineteen 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, Maje -Jogwadi Near Grampanchayat Jogwadi, Talukka Haveli, Baramati, Pune 412102 Maharashtra	Reserve Price: Rs.80,000/- (Eighty Thousand Only) EMD: Rs. 8,000/- (Eight Thousand Only)	08-02-2018 For Rs: 15,24,093/- (Rupees Fifteen Lakh Twenty Four Thousand Two Hundred & Seven Only)	Plot No.68 A & 68 B,Gut No.344, Survey No. 181B Jogwadi Baramati Taluka Near Grampanchayat Jogwadi Haveli Pune 411002	Reserve Price: Rs.2,40,000/- (Two Lakh Forty Thousand Only) EMD: Rs. 24,000/- (Twenty Four Thousand Only)		
LAN: LXPUN00316-170041364 Branch: Pune Borrower: Mohsen 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 Greens Near Kanchan, Nili Uruli Kanchan, Tal-Haveli 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)	08-02-2018 For Rs: 15,24,093/- (Rupees Fifteen Lakh Twenty Four Thousand Two Hundred & Seven Only)	Plot No.68 A & 68 B,Gut No.344, Survey No. 181B Jogwadi Baramati Taluka Near Grampanchayat Jogwadi Haveli Pune 411002	Reserve Price: Rs.2,40,000/- (Two Lakh Forty Thousand Only) EMD: Rs. 24,000/- (Twenty Four Thousand 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 Daund 413801 Maharashtra	Reserve Price: Rs.5,13,100/- (Five Lakh Thirteen Thousand One Hundred Only) EMD: Rs. 51,310/- (Fifty One Thousand Three Hundred & Ten Only)	15-03-2019 For Rs: 14,89,072/- (Rupees Fourteen Lakh Eighty One Thousand One Hundred Only)	Plot No-2 & 4 Dhanvantari, Plot, Gat No-27, Jejurji Rd, Uruli Kanchan, Taluka Haveli Shindavane Dist,Pune 412202 Maharashtra	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh 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 Jejurji Road, Pune, Maharashtra - 412202	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)	15-03-2019 For Rs: 9,54,249/- (Rupees Nine Lakh Fifty Six Thousand Four Hundred & Twenty Three Only)	Plot No-7 & 8, Dhanvantari, Plot, Gat No-27, Jejurji Rd, Uruli Kanchan, Taluka Haveli Shindavane Dist,Pune 412202 Maharashtra	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 Mohammed Ibrahim 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)	19-12-2020 For Rs: 5,16,387/- (Rupees Fifteen Lakh Sixty Thousand Three Hundred & Eighty Only)	Plot No-7 & 8, Dhanvantari, Plot, Gat No-27, Jejurji Rd, Uruli Kanchan, Taluka Haveli Shindavane Dist,Pune 412202 Maharashtra	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven 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)	09-02-2018 For Rs: 9,92,072/- (Rupees Nine Lakh Ninety Seven Thousand Four Hundred & Ninety Three Only)	Plot No-82,83,84, Brown Gold Gat No-355, Pandharewadi, Daund, Pune 413801	Reserve Price: Rs.2,70,000/- (Two Lakh Seventy Thousand Only) EMD: Rs. 27,000/- (Twenty Seven 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 412012	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only)	09-02-2018 For Rs: 7,00,995/- (Rupees Seven Lakh Nine Hundred & Ninety Five Only)	Plot No A, Near Jogwadi, Gat No. 344, Baramati Nr. Grampanchayat Jogwadi Pune 413103	Reserve Price: Rs.1,10,000/- (One Lakh Ten Thousand Only) EMD: Rs. 11,000/- (Eleven 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. 9,000/- (Nine Thousand Only)	15-03-2019 For Rs: 9,54,249/- (Rupees Nine Lakh Fifty Six Thousand Four Hundred & Twenty Three Only)	Plot No-2 & 4 Dhanvantari, Plot, Gat No-27, Jejurji Rd, Uruli Kanchan, Taluka Haveli Shindavane Dist,Pune 412202 Maharashtra	Reserve Price: Rs.10,00,000/- (Ten Lakh Only) EMD: Rs. 1,00,000/- (One Lakh Only)		
LAN: LXPUN00316-170047522 Branch: Pune2 Borrower: Govind Devidas Karwalkar Co-Borrower: Shobha Govind Karwalkar	24-03-2018 For Rs: 8,84,441/- (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 Thousand Two Hundred & Fifty Only)	28-05-2018 For Rs: 7,82,558/- (Rupees Seven Lakh Eighty Two Thousand Five Hundred & Fifty Eight Only)	Plot No-60/61,Brown Gold, Gat No.355, At Pandharewadi,Nr Wasunde Rd,Tal-Daund, Dist-Pune 413801 Pune Maharashtra	Reserve Price: Rs.2,13,700/- (Two Lakh Thirteen Thousand Seven Hundred Only) EMD: Rs. 21,370/- (Twenty One Thousand Three Hundred & Seventy Only)		
LAN: LXPUN003								