



# 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/](http://www.phoenixarc.co.in/) as per the details given below

**Date and Time of E-Auction Date: 08-04-2026 / 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)**

Sr. No.	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
1	LAN: LXPAN00315-160011533 Branch: Panvel Borrower: Balu Sharavan Londhe Co-Borrower: Bharti Balu Londhe	15-06-2017 For Rs: 1893952/- (Rupees Eighteen Lakh Ninety Three Thousand Nine Hundred & Fifty Two Only)	Fla No. 301& 302, 3Rd Flr., Dishan Complex Gundavli Village 421302 Bhiwandi Thane Maharashtra India	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit:07-04-2026
2	LAN: LXXAL00115-160014160 Branch: Kalyan Borrower: Sandeep Sitaram Salvi Co-Borrower: Sushama Sandeep Salvi	23-12-2017 For Rs: 945054/- (Rupees Nine Lakh Forty Five Thousand & Fifty Four Only)	Flat No. 102 1St Floor, Building No.1, Swami Samarth Complex, S.No.90, H.No.9, Village Guravali, Near Kaka Cha Daba, Titwala, Taluka- Kalyan, Dist- Thane Maharashtra 421306	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
3	LAN: LXTIT00115-160016522 Branch: Titwala Borrower: Mohammad Shahid Badruddin Khan Co-Borrower: Shamafiroza Mohammad Shahid Khan	18-01-2018 For Rs: 905047/- (Rupees Nine Lakh Five Thousand & Forty Seven Only)	Flat No.104 1St Floor, Sai Ganesh Apartment Village Purna Nandali Talao 421302 Thane Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
4	LAN: LXTIT00315-160019888 Branch: Titwala Borrower: Javed Abdulrahim Bedkale, Co-Borrower: Shagufta Javed Bedkale	18-01-2018 For Rs: 1006885/- (Rupees Ten Lakh Six Thousand Eight Hundred & Eighty Five Only)	Sai Ganesh Apt, S.No-145/7, 145/8, Flat No 107 1St Floor, Purna Village Shri Ram Compound 421302 Thane Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
5	LAN: LXTIT00315-160021538 Branch: Titwala Borrower: Sachin Shrivani Kamble Co-Borrower: Anil Shrivani Kamble	23-12-2017 For Rs: 1761523/- (Rupees Seventeen Lakh Sixty One Thousand Five Hundred & Twenty Three Only)	Flat No.307, 3Rd Floor, Narmada Apartment, Pisavali Village Haji Malang Rd, Kalyan(E), Survey No.48/7 Of Village Pisavali, Thane Nr.Kakacha Dhaba Kalyan Thane Maharashtra 421306	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit:07-04-2026
6	LAN: LXTIT00316-170026256 Branch: Titwala Borrower: Virendra Manik Singh Co-Borrower: Vijay Manik Singh	18-01-2018 For Rs: 1357276/- (Rupees Thirteen Lakh Fifty Seven Thousand Two Hundred & Seventy Six Only)	Flt No.105, 1St Flr, Sai Ganesh Apt, S.No.145/7, 145/8, Ghar No.1012-1 & 2, Vill- Purnatala- Bhiwandi, Thane Nr. Shri Ram Compound, Nr. Dev Plaza 421302 Bhiwandi Thane Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
7	LAN: LXPEN00216-170031032 Branch: Pen Borrower: Raju Shankar Devrukhkar, Co-Borrower: Jayshree Raju Devrukhkar	03-03-2025 For Rs: 1688899/- (Rupees Sixteen Lakh Eighty Eight Thousand Eight Hundred & Ninety Nine Only)	Flat No 001, Ground Floor, Ocean Pride, S.No 37/3A, Near Santoshi Mata Temple, Sonarpada, Dombivli-East, Thane, Maharashtra - 421203	Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only) Last date of EMD Deposit:07-04-2026
8	LAN: LXASA00116-170049677 Branch: Asangaon Borrower: Abdul Kalam Abdul Mannan Shaikh Co-Borrower: Noor Jahan Abdul Mannan Shaikh	18-01-2018 For Rs: 1214400/- (Rupees Twelve Lakh Fourteen Thousand Four Hundred Only)	Flat No 109 1St Floor Sai Ganesh Apartment, S No 145/7 145/8, Grampanchayat Ghar No 1012-1&2 At Village Purne, Tal -Bhiwandi, Dist -Thane -421302 Maharashtra India	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
9	LAN: LXXAL00115-160004102 Branch: Kalyan Borrower: Vijay Ganpat Mandavkar Co-Borrower: Rajshri Vijay Mandavkar	24-08-2017 For Rs: 2285916/- (Rupees Twenty Two Lakh Eighty Five Thousand Nine Hundred & Sixteen Only)	Flat No.4, Ground Floor, Sadguru Sadan, Ramnagar, Mouje Shirgaon, Badlapur, (East), Taluka Ambernath, Dist. Thane-421503 Opposite Ashwini Hospital & Near Shiganga Chsl 421503 Thane Maharashtra India	Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) Last date of EMD Deposit:07-04-2026
10	LAN: LXVIR00415-160016270 Branch: Virar Borrower: Sunildutt Harishankar Tiwari, Co-Borrower: Asha Sunildutt Tiwari	18-01-2019 For Rs: 1301059/- (Rupees Thirteen Lakh One Thousand & Fifty Nine Only)	Flat No B/01 Gr Floor S. No. 161 Old S. No. 406 H. No.2/2 Saraswati Apt Naringi Virar East Kopri Naka- Shani Mandir 401305 Palghar Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026
11	LAN: LXPAN00315-160012670 Branch: Panvel Borrower: Sevak Jasoot Mhatre Co-Borrower: Hausabal Jasood Mhatre	15-12-2018 For Rs: 2081522/- (Rupees Twenty Lakh Eighty One Thousand Five Hundred & Twenty Two Only)	Flat No 302 3Rd Floor A Wing Namdev Smruti Building Village Aazade Dombivli East 421201 Kalyan Thane Maharashtra	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit:07-04-2026
12	LAN: LXPAN00315-160017812 Branch: Panvel Borrower: Manohar Bhimrao Ghorpade Co-Borrower: Vaishali Manohar Ghorpade	12-09-2018 For Rs: 1334691/- (Rupees Thirteen Lakh Thirty Four Thousand Six Hundred & Ninety One Only)	Flat No. 104, 1St Floor, B Wing, Khushi Paradise, S. No. 13, H. No. 13, Nandivali Tarphe, Near Arya Gurukul School, Opp Nandivali Talao Road, Ambernath, Kalyan, Village- Nandivali, 421308 Kalyan, Dist- Thane Maharashtra	Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit:07-04-2026
13	LAN: LXPAN00316-170026070 Branch: Panvel Borrower: Dharmandra Ramchhat Vishwakarma	18-08-2017 For Rs: 1412910/- (Rupees Fourteen Lakh Twelve Thousand Nine Hundred & Ten Only)	Flat No 501, 5Th Floor, A Wing, Siddhika Apt, S.No 82, H.No 2, Sagon, Dombivli East, Kalyan, Thane Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:07-04-2026

9	LAN: LXKAL00315-16001604 Branch: Kalyan Borrower: Vijay Ganpat Mandavkar Co-Borrower: Rajshri Vijay Mandavkar	For Rs: 2285916/- (Rupees Twenty Two Lakh Eighty Five Thousand Nine Hundred & Sixteen Only)	Flat No. 101, 1st Floor, B Wing, Khushi Paradise, S. No. 13, H. No. 13, Nandivall Tarpe, Near Arya Gurukul School, Opp Nandivall Talao Road, Ambernath, Kalyan, Village- Nandivall, 421306 Kalyan, Dist- Thane Maharashtra	EMD: Rs. 800000/- (Eighty Thousand Only) Last date of EMD Deposit: 07-04-2026
10	LAN: LXKAL00315-160016270 Branch: Virar Borrower: Sunildutt Harishankar Tharal, Co-Borrower: Asha Sunildutt Tharal	18-01-2019 For Rs: 1301059/- (Rupees Thirteen Lakh One Thousand & Fifty Nine Only)	Flat No B/01 Gr Floor S. No. 161 Old S. No. 406 H. No. 2/2 Saraswati Apt Naringi Virar East Kopri Naka- Shani Mandir 401305 Palghar Maharashtra	Reserve Price: Rs. 300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit: 07-04-2026
11	LAN: LXKAL00315-160012670 Branch: Panvel Borrower: Sevak Jasoot Mhatre Co-Borrower: Hausabal Jasoot Mhatre	15-12-2018 For Rs: 2081522/- (Rupees Twenty Lakh Eighty One Thousand Five Hundred & Twenty Two Only)	Flat No 302 3Rd Floor A Wing Namdev Smriti Building Village Aazade Dombivli East 421201 Kalyan Thane Maharashtra	Reserve Price: Rs. 1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit: 07-04-2026
12	LAN: LXKAL00315-160017812 Branch: Panvel Borrower: Manohar Bhimrao Ghorpade Co-Borrower: Vaishali Manohar Ghorpade	12-09-2018 For Rs: 1334691/- (Rupees Thirteen Lakh Thirty Four Thousand Six Hundred & Ninety One Only)	Flat No 104, 1st Floor, B Wing, Khushi Paradise, S. No. 13, H. No. 13, Nandivall Tarpe, Near Arya Gurukul School, Opp Nandivall Talao Road, Ambernath, Kalyan, Village- Nandivall, 421306 Kalyan, Dist- Thane Maharashtra	Reserve Price: Rs. 700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 07-04-2026
13	LAN: LXKAL00316-170026070 Branch: Panvel Borrower: Dharmendra Ramchait Vishwakarma Co-Borrower: Rekha Dharmendra Vishwakarma	18-08-2017 For Rs: 1412910/- (Rupees Fourteen Lakh Twelve Thousand Nine Hundred & Ten Only)	Flat No 501, 5th Floor, A Wing, Siddhika Apt, S.No. 82, H.No. 2, Sagon, Dombivli East, Kalyan, Thane Beside Big Bazar / Empress Mall 421201 Thane Thane Maharashtra India	Reserve Price: Rs. 300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit: 07-04-2026
14	LAN: LXKAL00316-170022517 Branch: Titwala Borrower: Mohammedathar Asgar Ali Shah Co-Borrower: Saldunnisa Mohammed Athar Shah	18-01-2018 For Rs: 1868773/- (Rupees Eighteen Lakh Sixty Eight Thousand Seven Hundred & Seventy Three Only)	Flat No.108, (Combined Flat No.108 &109) 1st Floor, Sai Ganesh Apt, S.No. 1457, 1458, Village Purna Tal- Bhiwandi, Dist- Thane Nr. Shri Ram Compound 421302 Thane Maharashtra India	Reserve Price: Rs. 300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit: 07-04-2026
15	LAN: LXKAL00315-160012004 Branch: Kalyan Borrower: Shahadavali Bashaheeb Mavjan Co-Borrower: Tamajebai Shahadaval Mavjan	15-12-2020 For Rs: 808472/- (Rupees Eight Lakh Eight Thousand Four Hundred & Seventy Two Only)	Flat No - 001, Building - A, Bhaskar Complex, Survey No - 117, Hissa No - 3/2, Shelar, Bhiwandi, Thane, Maharashtra - 421302	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
16	LAN: LXKAL00316-170024668 Branch: Kalyan Borrower: Bhagatsingh Gambhir Bhupat Co-Borrower: Manisha Bhagat Bhupat	04-11-2025 For Rs: 3174962/- (Rupees Thirty One Lakh Seventy Four Thousand Nine Hundred & Sixty Two Only)	Flat No 205, Admeasuring 510 Sq.Ft 47.39 Sq. Mtrs (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
17	LAN: LXKAL00315-160004010 Branch: Kalyan Borrower: Gurunath Shankar Jadhav, Co-Borrower: Kalpana Gurunath Jadhav	28-01-2021 For Rs: 696652/- (Rupees Six Lakh Ninety Six Thousand Six Hundred & Fifty Two Only)	Flat No - 4, 1st Floor, C - Wing, Bhaskar Complex, S.No. 117/3/2, Plot No.1, Opposite Changunakar Talao, Village Shelar, Bhiwandi, Thane, Maharashtra - 421302	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
18	LAN: LXKAL00315-160015801 Branch: Kalyan Borrower: Faim Gulam Nabi Patel Co-Borrower: Najma Faim Patel	04-11-2025 For Rs: 4557215/- (Rupees Forty Five Lakh Fifty Seven Thousand Two Hundred & Fifteen Only)	Flat No 101, Admeasuring 550 Sq.Ft (Built-Up) Situated On First Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
19	LAN: LXKAL00315-160019369 Branch: Kalyan Borrower: Amish Ahmed Khan Co-Borrower: Sumana Amish Khan	04-11-2025 For Rs: 4148583/- (Rupees Forty One Lakh Forty Eight Thousand Five Hundred & Eighty Three Only)	Flat No 02 & 03, Admeasuring 600 Sq.Ft I.E. 55.76 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
20	LAN: LXKAL00315-160019375 Branch: Kalyan Borrower: Rajendra Murlidar Khairnar Co-Borrower: Sakubai Rajendra Khairnar	04-11-2025 For Rs: 3677137/- (Rupees Thirty Six Lakh Seventy Seven Thousand One Hundred & Thirty Seven Only)	Flat No 001, Admeasuring 520 Sq.Ft I.E. 48.32 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
21	LAN: LXKAL00315-160019913 Branch: Kalyan Borrower: Rahul Shubhas Jaiswal Co-Borrower: Rekha Rahul Jaiswal	15-06-2017 For Rs: 910618/- (Rupees Nine Lakh Ten Thousand Six Hundred & Eighteen Only)	Flat No.301, 3Rd Flr. B-Wing, S.No.117, H. No.3/2 Bhaskar Complex Village Shelar, Bhiwandi, Nr Gaondevi Temple Thane Maharashtra 421302	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
22	LAN: LXKAL00315-160019931 Branch: Kalyan Borrower: Riyaz Yusuf Shah Co-Borrower: Nuresha Riyaz Shah	04-11-2025 For Rs: 3681296/- (Rupees Thirty Six Lakh Eighty One Thousand Two Hundred & Ninety Six Only)	Flat No 004, Admeasuring 600 Sq.Ft I.E. 55.76 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
23	LAN: LXKAL00315-160019933 Branch: Kalyan Borrower: Rahul Garhu Jadhav Co-Borrower: Pravin Rahul Jadhav	15-06-2017 For Rs: 1556185/- (Rupees Fifteen Lakh Fifty Six Thousand One Hundred & Eighty Five Only)	Flat No.006, C- Wing, Bhaskar Complex, S.No.117/3/2 421302 Thane Maharashtra India	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
24	LAN: LXKAL00315-160019938 Branch: Kalyan Borrower: Naseem Hanif Khan Co-Borrower: Sajida Naseem Khan	04-11-2025 For Rs: 3070512/- (Rupees Thirty Lakh Seventy Thousand Five Hundred & Twelve Only)	Flat No 106, Admeasuring 520 Sq.Ft (Built-Up) Situated On First Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
25	LAN: LXKAL00316-170023852 Branch: Kalyan Borrower: Umakant Shahuraj Kadam Co-Borrower: Jaishree Umakant Kadam	04-11-2025 For Rs: 1709444/- (Rupees Seventeen Lakh Nine Thousand Four Hundred & Forty Four Only)	Flat No 203, Admeasuring 600 Sq.Ft (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
26	LAN: LXKAL00316-170025843 Branch: Kalyan Borrower: Pratibha Pankaj Salunkhe Co-Borrower: Pankaj Bhagwat Salunkhe	04-11-2025 For Rs: 4763711/- (Rupees Forty Seven Lakh Sixty Three Thousand Seven Hundred & Eleven Only)	Flat No 206, Admeasuring 520 Sq.Ft 47.32 Sq. Mtrs (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
27	LAN: LXKAL00316-170030092 Branch: Kalyan Borrower: Deepak Ashok Alshi Co-Borrower: Ashwini Ashok Alshi	04-11-2025 For Rs: 3568518/- (Rupees Thirty Five Lakh Sixty Eight Thousand Five Hundred & Eighteen Only)	Flat No 202, Admeasuring 520 Sq.Ft (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra.	Reserve Price: Rs. 650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit: 07-04-2026
	LAN: LXKAL00316-170034004	24.01.2026		Reserve Price: Rs. 400000/- (Four

19	LAN: LXXKAL00315-160019369 Branch: Kalyan Borrower: Amish Ahmed Khan Co-Borrower: Sumana Amish Khan	04-11-2025 For Rs: 4148583/- (Rupees Forty One Lakh Forty Eight Thousand Five Hundred & Eighty Three Only)	Flat No 02 & 03, Admeasuring 600 Sq.Ft I.E 55.76 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
20	LAN: LXXKAL00315-160019375 Branch: Kalyan Borrower: Rajendra Murlidar Khalmar Co-Borrower: Sakubal Rajendra Khalmar	04-11-2025 For Rs: 3677137/- (Rupees Thirty Six Lakh Seventy Seven Thousand One Hundred & Thirty Seven Only)	Flat No 001, Admeasuring 520 Sq.Ft I.E 48.32 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
21	LAN: LXXKAL00315-160019913 Branch: Kalyan Borrower: Rahul Shubhas Jaiswal Co-Borrower: Rekha Rahul Jaiswal	15-06-2017 For Rs: 910618/- (Rupees Nine Lakh Ten Thousand Six Hundred & Eighteen Only)	Flat No.301, 3Rd Flr, B-Wing, S.No.117, H. No.3/2 Bhaskar Complex Village Shelar, Bhiwandi Nr Gaondevi Temple Thane Maharashtra 421302	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
22	LAN: LXXKAL00315-160019931 Branch: Kalyan Borrower: Riyaz Yusuf Shah Co-Borrower: Nuresha Riyaz Shah	04-11-2025 For Rs: 3681296/- (Rupees Thirty Six Lakh Eighty One Thousand Two Hundred & Ninety Six Only)	Flat No 004, Admeasuring 600 Sq.Ft I.E 55.76 Sq.Mtrs (Built-Up) Situated On Ground Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
23	LAN: LXXKAL00315-160019933 Branch: Kalyan Borrower: Rahul Garu Jadhav Co-Borrower: Pravin Rahul Jadhav	15-06-2017 For Rs: 1556185/- (Rupees Fifteen Lakh Fifty Six Thousand One Hundred & Eighty Five Only)	Flat No.006, C- Wing, Bhaskar Complex, S.No.117/3/2 Thane Maharashtra India	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
24	LAN: LXXKAL00315-160019938 Branch: Kalyan Borrower: Naseem Hanif Khan Co-Borrower: Sajida Naseem Khan	04-11-2025 For Rs: 3070512/- (Rupees Thirty Lakh Seventy Thousand Five Hundred & Twelve Only)	Flat No 106, Admeasuring 520 Sq.Ft (Built-Up) Situated On First Floor, "C" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
25	LAN: LXXKAL00316-170023852 Branch: Kalyan Borrower: Umakant Shahuraj Kadam Co-Borrower: Jaishree Umakant Kadam	04-11-2025 For Rs: 1709444/- (Rupees Seventeen Lakh Nine Thousand Four Hundred & Forty Four Only)	Flat No 203, Admeasuring 600 Sq.Ft (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
26	LAN: LXXKAL00316-170025843 Branch: Kalyan Borrower: Pratibha Pankaj Salunkhe Co-Borrower: Pankaj Bhagwat Salunkhe	04-11-2025 For Rs: 4763711/- (Rupees Forty Seven Lakh Sixty Three Thousand Seven Hundred & Eleven Only)	Flat No 206, Admeasuring 520 Sq.Ft 47.32 Sq. Mtrs (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
27	LAN: LXXKAL00316-170030092 Branch: Kalyan Borrower: Deepak Ashok Alshi Co-Borrower: Ashwini Ashok Alshi	04-11-2025 For Rs: 3568518/- (Rupees Thirty Five Lakh Sixty Eight Thousand Five Hundred & Eighteen Only)	Flat No 202, Admeasuring 520 Sq.Ft (Built-Up) Situated On Second Floor, "A" Wing, Bhaskar Complex S. No. 117 H. No. 3/2 Village Shelar Taluka- Bhiwandi, Dist- Thane, Gaondevi Temple, Thane- 421302, Maharashtra	Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:07-04-2026
28	LAN: LXPAN00316-170031001 Branch: Panvel Borrower: Umesh Lalji Singh Co-Borrower: Babita Umesh Singh	24-03-2018 For Rs: 1111834/- (Rupees Eleven Lakh Eleven Thousand Eight Hundred & Thirty Four Only)	Flat No 203, 2Nd Floor, Dev Krupa Apartment, S No 194/22, 401204 Bhiwandi Thane Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit:07-04-2026
29	LAN: LXPAN00316-170022879 Branch: Panvel Borrower: Pramodkumar Nirahulal Gupta, Co-Borrower: Gayatri Pramod Gupta	26-03-2019 For Rs: 1363045/- (Rupees Thirteen Lakh Sixty Three Thousand & Forty Five Only)	Flat No.102 1St Floor Devkrupa Apartment Plot Bearing S.No. 194/22 Village-Purne, Nr.Asha Pura Hotel Tal-Bhiwandi Dist-Thane 421302 Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit:07-04-2026
30	LAN: LXVIR00514-150003380 Branch: Virar Borrower: Praveen Kumar Omprakash Singh Co-Borrower: Om Prakash Doodhnath Singh	07-06-2024. For Rs: 1729411/- (Rupees Seventeen Lakh Twenty Nine Thousand Four Hundred & Eleven Only)	Flat No B-01 Ground Floor Prathmesh Apt Dandipada Boisar Palghar Thane Maharashtra 401501	Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only) Last date of EMD Deposit:07-04-2026

**Terms and Conditions of E- Auction:** 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 Shiriram Kumbhar - 9372704932, Harshad Motilal Pardeshi - 8208239192, Johnson Basil Fernandes - 9372705084, Kiran Bhaskar Power - 9372705151, Vaibhavi Mahesh Arondekar 9653283534, Salleth 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](mailto:contact@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. 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 : 02.03.2026

Sd/-  
Authorised Officer, Phoenix ARC Private Limited