



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.

| Date and Time of E-Auction Date: 24-03-2026 / 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) | | | | |
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| 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 |
| 66 | LAN: LXNAI01216-170049951 Branch: Naigaon Borrower: Sujata Satish Jadhav Co-Borrower: Satish Kacharu Jadhav | 08-02-2018 For Rs. 1122617/- (Rupees Eleven Lakh Twenty Two Thousand Six Hundred & Seventeen Only) | 307 Sai Echha Building 2 Dharna Camp, Dhansar, Taloja, Panvel 410208 Panvel Navi-Mumbai Maharashtra | Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 67 | LAN: LXBOI00317-180054990 Branch: Bolar Borrower: Rajendra Laxman Kadam Co-Borrower: Reena Rajendra Kadam | 10-12-2020 For Rs. 788730/- (Rupees Seven Lakh Eighty Eight Thousand Seven Hundred & Thirty Only) | Flat No - B/205, 2Nd Floor, Building No/ 5, Jay Ambe Complex, Village Kharbav, Sr/No/ - 67/5,67/6, Hissa No/ - 4, Bhiwandi, Thane, Maharashtra - 421302 | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 68 | LAN: LXPEN00417-180055492 Branch: Pen Borrower: Dipak Ganpat Mahadik, Co-Borrower: Sulabha Dipak Mahadik | 19-12-2020 For Rs. 685115/- (Rupees Six Lakh Eighty Five Thousand One Hundred & Fifteen Only) | House No - 476, At - Mashidvadi, Post - Birwadi, Mangaon, Raigad, Maharashtra - 402117 | Reserve Price: Rs.200000/- (Two Lakh Only) EMD: Rs. 20000/- (Twenty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 69 | LAN: LXPEN00417-180062215 Branch: Pen Borrower: Chandrakant Namdev Palkar Co-Borrower: Rohini Chandrakant Palkar | 18-08-2018 For Rs. 747505/- (Rupees Seven Lakh Forty Seven Thousand Five Hundred & Five Only) | House No 2548, Ground Floor, Mouje Utekhol, Tal Mangaon, Dist Raigad 402117, Maharashtra | Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 70 | LAN: LXPAN00114-150003654 Branch: Panvel Borrower: Suhas Sakharam Jadhav Co-Borrower: Sudesh Sakharam Jadhav | 29-01-2018 For Rs. 1189836/- (Rupees Eleven Lakh Eighty Nine Thousand Eight Hundred & Thirty Six Only) | All That Piece And Parcel Of Property Bearing Flat No. 203, Adm.215, Sq.Ft.Carpnet, Situate On The 2Ndfloor In 'B' Wing Of The Building Known As "Alankapuri Residency" On The Land Bearing Gat No.43, H.No.0, Plot No.3, Adm. 400 Sq.Mtr Out Of 0H-07R-50P (750 Sq.Mtrs) Area Of Land Along With House No.246, Adm 1040 Sq.Ft. Area Of Land At Village Palli Devad, Tal. Panvel, Dist. Raigad. And Regd & Sub-Regd Panvel Dist Raigad . | Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 71 | LAN: LXPAN00314-150001988 Branch: Panvel Borrower: Banshilal Dungaram Borana, Co-Borrower: Pushpadevi B. Borana | 04-05-2019 For Rs. 804708/- (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.750000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 72 | LAN: LXPAN00215-160015903 Branch: Panvel Borrower: Syamanand Chottelal Sahani Co-Borrower: Rajkumari Syamanand Sahani | 17-02-2020 For Rs. 663444/- (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.750000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 73 | LAN: LXPAN00415-160014773 Branch: Panvel Borrower: Mahesh Dhakiya Mokashi, Co-Borrower: Preeti Mahesh Mokashi | 15-06-2017 For Rs. 1028931/- (Rupees Ten Lakh Twenty Eight Thousand Nine Hundred & Thirty One Only) | Flat No-301/A-Wing 3Rd Flr. Plot No.3 Alankapuri Residency Gut No-43,Palli Devad Near Asmita Apartment Thane Maharashtra 400605 | Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 74 | LAN: LXPAN00315-160014478 Branch: Panvel Borrower: Jugeshkumar Harishankar Gupta Co-Borrower: Anshu Jugesh Gupta | 21-09-2017 For Rs. 2597334/- (Rupees Twenty Five Lakh Ninety Seven Thousand Three Hundred & Thirty Four Only) | F No.003,004 Grd Floor, B Wing Sai Chaya Residency S.No.32/3, Vilage Sonarpada Sonarpada Talao 421204 Thane Maharashtra India | Reserve Price: Rs.650000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 65000/- (Sixty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 75 | LAN: LXPAL00515-160020487 Branch: Palghar Borrower: Hakimuddin Abdulhussain Shyamwala Co-Borrower: Farida Hakimuddin Shyamwala | 13-12-2017 For Rs. 649015/- (Rupees Six Lakh Forty Nine Thousand & Fifteen Only) | Flat No.103, Adm. 465 Sq. Feet, Situate On The 1St Floor Of The Building Known As Manor City Center On The Gaothan Property Bearing House No.174 At Village Manor, Dist. Palghar. Pin- 401403. | Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 76 | LAN: LXVIR00216-170022518 Branch: Virar Borrower: Satyanarayan Rajkumar Shukla Co-Borrower: Ranjana Satyanarayan Shukla | 24-05-2019 For Rs. 766537/- (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.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 77 | LAN: LXVIR00316-170024563 Branch: Virar Borrower: Kajal Tushar Pawar Co-Borrower: Tushar Pandurang Pawar | 15-06-2017 For Rs. 1777552/- (Rupees Seventeen Lakh Seventy Seven Thousand Five Hundred & Fifty Two Only) | Flat No 003,Ground Floor, Satyabhama Apt, Gut No 76,Village Kelwa Rd , Palghar East Nr Grampanchayat School 401401 Thane Maharashtra India | Reserve Price: Rs.1200000/- (Twelve Lakh Only) EMD: Rs. 120000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 78 | LAN: LXASA00316-170025347 Branch: Asangaon Borrower: Dilip Subhanji Ghadge Co-Borrower: Sujata Dilip Ghadge | 15-06-2017 For Rs. 2386786/- (Rupees Twenty Three Lakh Eighty Six Thousand Seven Hundred & Eighty Six Only) | Flat No 002, Ground Floor, A Wing, Bldg No 2, Jagannath Dham, Nandivall, S/No 29, H/No 2P, Dombivall, Thane Near Manpada Road Thane Maharashtra 421201 | Reserve Price: Rs.750000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 79 | LAN: L XKAL00317-180054296 Branch: Kalyan Borrower: Shama Rajeeva Shetty Co-Borrower: Pallavi Shama Shetty | 20-03-2018 For Rs. 906835/- (Rupees Nine Lakh Six Thousand Eight Hundred & Thirty Five Only) | Flat No.003, Ground Floor, Shree Darshan Apartment On The Land Bearing Gut No. 267, S.No. 124, H.No. 1, Plot No. 18 At Village Vangani, Taluka Ambemath, Nr Puja Lodging & Boarding, Dist. - Thane | Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit:23-03-2026 |

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| 80 | LAN: LXPAN00114-15000980 Branch: Panvel Borrower: Vijay Vishwanath Jante Co-Borrower: Sheetal Vijay Janate | 08-03-2022 For Rs. 2532346/- (Rupees Twenty Five Lakh Thirty Two Thousand Three Hundred & Forty Six Only) | Flat- 103, C- Wing, First Floor, Building No 80, Aakash Building, Sec No 3, Karm Residency, Shahpur, Near Sapphire, Village Dhasal, Thane 400602, Maharashtra. | Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 81 | LAN: LXVIR00315-160005138 Branch: Virar Borrower: Ashok H Mantru Co-Borrower: Savita Ashok Mantru | 19-06-2018 For Rs. 2035060/- (Rupees Twenty Lakh Thirty Five Thousand & Sixty Only) | Flat No-002, Gr Flr, Jagannath Dham, Nandivali Village, S. No. 29, H. No. 2P Dombivali Near Manpada Road, Near Cheradev Mandir, Thane 400612 Maharashtra India | Reserve Price: Rs.750000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 82 | LAN: LXPAN00115-160012508 Branch: Panvel Borrower: Laxman Sukhdeo Aldar Co-Borrower: Sukhdeo Mahipati Aldar | 28-05-2018 For Rs. 1033371/- (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 Devad, Tal. Panvel, Dist. Raigad. And Regd & Sub-Regd Panvel Dist Raigad Alankapuri Residency 1St Flr., Flat No. 103, H.No. 246, Gat No. 43, Plot No. 3 400701 Ghansoli Navi-Mumbai Maharashtra | Reserve Price: Rs.550000/- (Six Lakh Fifty Thousand Only) EMD: Rs. 55000/- (Sixty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 83 | LAN: LXBOI00316-170026584 Branch: Boisar Borrower: Mahesh Manohar Hatle, Co-Borrower: Manjusha Mahesh Hatle | 18-08-2018 For Rs. 1058420/- (Rupees Ten Lakh Fifty Eight Thousand Four Hundred & Twenty Only) | Flat No/101, 1St Floor, Shree Sai Ganesh Apartment, Kopari, Chandansar, Virar-E, Dist Palghar S/ No/132, Hissa No/17 Nityand Nagar, Palghar-401305 Maharashtra | Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 84 | LAN: LXPEN00316-170029213 Branch: Pen Borrower: Tushar Jagat Singh Co-Borrower: Guarantor : Priya Rajesh Rathod | 21-09-2017 For Rs. 1719770/- (Rupees Seventeen Lakh Nineteen Thousand Seven Hundred & Seventy Only) | Flat No 001, Ground Floor, Shiv Darshan Apartment, H.No.781/1, Vakipada, Chandrapada, Naigaon E Tal Vasai, Thane Nr. Vakipada Auto Stand 401203 Thane Maharashtra India | Reserve Price: Rs.360000/- (Three Lakh Sixty Thousand Only) EMD: Rs. 36000/- (Thirty Six Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 85 | LAN: LXVIR00116-170030765 Branch: Virar Borrower: Sadaf Naaz Razi Anwar Ansari Co-Borrower: Husna Razi Anwar Ansari Guarantor : Mohammadq Mobin Choudhary | 28-05-2018 For Rs. 926275/- (Rupees Nine Lakh Twenty Six Thousand Two Hundred & Seventy Five Only) | Flat No 004, Ground Floor, B Wing, Chandika Niwas Chsl, Chandrapada, Naigaon East, S No 124, H No 10 & 6, Nr Endo German Company 401207 Vasai Thane Maharashtra | Reserve Price: Rs.800000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 86 | LAN: LXPEN00116-170044711 Branch: Pen Borrower: Vijay Honaji Patil Co-Borrower: Vijaya Vijay Patil | 15-12-2018 For Rs. 1433614/- (Rupees Fourteen Lakh Thirty Three Thousand Six Hundred & Fourteen Only) | House No 277/1 Ground Floor Mouje Khandad Tal-Mangaon Raigad Khandad Mangaon 402104 Raigarh Raigarh Maharashtra | Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 87 | LAN: LXXAR00116-170046478 Branch: Karjat Borrower: Sameer Baban Liman Co-Borrower: Baban Dinkar Liman | 08-03-2023 For Rs. 723303/- (Rupees Seven Lakh Twenty Three Thousand Three Hundred & Three Only) | Flat No 202, 2Nd Floor, S No 45, H No 12A, Plot No 6, Vision Apartment, Mouje Adivali Dhokali, Kalyan E, Raigarh(Mh), Maharashtra 401204 | Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 88 | LAN: LXBOI00317-180066177 Branch: Bolar Borrower: Anil Natvar Waghela Co-Borrower: Bhanumati Natvar Waghela | 29-07-2019 For Rs. 1362185/- (Rupees Thirteen Lakh Sixty Two Thousand One Hundred & Eighty Five Only) | Flat No 201, 2Nd Floor, S No 132, Hissa No 17, Shree Sai Ganesh Apartment, Kopri Chandansar, Virar E, Palghar, Vasai, Thane, Maharashtra - 401201 | Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 89 | LAN: LXVIR00314-150003254 Branch: Virar Borrower: Santosh Kumar Ramdeo Shah Co-Borrower: | 13-12-2022 For Rs. 3015152/- (Rupees Thirty Lakh Fifteen Thousand One Hundred & Fifty Two Only) | Flat No 202, 2Nd Floor House No 2626/9, Om Sai Shreya Apartment, Om Shreya Shivaji Nagar, Junti Basti Village Salvad Palghar Salvad Thane Maharashtra India | Reserve Price: Rs.550000/- (Five Lakh Fifty Thousand Only) EMD: Rs. 55000/- (Fifty Five Thousand Only) Last date of EMD Deposit:23-03-2026 |
| 90 | LAN: LXASA00116-170045774 Branch: Asangaon Borrower: Malati Parashuram Ingole Co-Borrower: Sujit Parshuram Ingole | 04-05-2019 For Rs. 1483078/- (Rupees Fourteen Lakh Eighty Three Thousand & Seventy Eight Only) | Flat No 103 1St Floor F Wing S No 109/9 109/11 Sai Dham Residency Near Asangaon Railway Station Village Asangaon Taluka Shahapur 421601 Thane Maharashtra | Reserve Price: Rs.1100000/- (Eleven Lakh Only) EMD: Rs. 110000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit:23-03-2026 |

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 Shriram Kumbhar - 9372704932, Sangeeta Pritam Manohar - 7977527454, Sandip Ukharda Ranit - 7776876778, Dilip Subhash Pekhale - 93727005647, Harshad Motilal Pardeshi - 8208239192, Johnson Basil Fernandes - 9372705084, Kiran Bhaskar Powar - 9372705151, Krishnamurari Bajarangi Singh - 9619573479, Vaibhavi Mahesh Arondekar - 9653283534, 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/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