

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) / Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) / Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
LAN: LXPAL00217 - 180064742 Branch: PALGHAR Borrower: SUJEET BABAN KHAIRE Co-Borrower: SANDHYA SUJEET PAWAR	25-09-2018 for Rs: 1109355/- (Rupees Eleven Lakh Nine Thousand Three Hundred Fifty Five Only)	Flat No.107,1st Floor, A Wing, Sai Leela Apt, S.No.71/2, 71/1, 84/1/2, 1/2, 1/3, 1/4 Hissa No. 1 2 3 4, Village More- Gaon, Nr Rock Garden Complex, Moregaon, Nallasopara(E), Taluka-Vasai, Dist-Palghar - 401209 Maharashtra	Reserve Price: Rs.600000/- (Rupees Six Lac Only) EMD: Rs. 60000/- (Rupees Sixty Thousand Only) Last date of EMD Deposit:22-12-2023	23-12-2023 3:00 pm to 3:30 pm (with unlimited extensions of 5 minute each)
LAN: LXPEN00316 -170032501 Branch: PEN Borrower: SUBHASH KACHRU MANSUKH Co-Borrower: SHOBHA SUBHASH MANSUKH	19-06-2018 for Rs: 1986333/- (Rupees Nineteen Lac Eighty Six Thousand Three Hundred Thirty Three Only)	Flat No-403,4th Floor, Krishna Resi Nr.Shri Aaimata Mandir, Sonar Pada, S. No. 1, H.No. 18 A Dombivali (E) 421202 Thane Maharashtra	Reserve Price: Rs.900000/- (Rupees Nine Lac Only) EMD: Rs. 90000/- (Rupees Ninty Thousand Only) Last date of EMD Deposit:22-12-2023	23-12-2023 2:30 pm to 3:00 pm (with unlimited extensions of 5 minute each)
LAN: LXNAI01616 -170035131 Branch: NAIGAON Borrower: NIKITA ABHISHEK SINGH Co-Borrower: ABHISHEK OMKAR SINGH	22-06-2020 for Rs: 868519/- (Rupees Eight Lac Sixty Eight Thousand Five Hundred Nineteen Only)	Flat No-206, 2nd Floor, Sai Satsang Apartment, S No-Gaohan Of Village Salvad, Boisar(W), Palghar, Thane, Maharashtra - 401501	Reserve Price: Rs.850000/- (Rupees Eight Lac Fifty Thousand Only) EMD: Rs. 85000/- (Rupees Eighty Five Thousand Only) Last date of EMD Deposit:22-12-2023	23-12-2023 2:00 pm to 2:30 pm (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction:

- 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 go through the website of Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited), www.motilalosalhf.com and website of our Sales & Marketing and e-Auction Service Provider, <https://auctions.inventon.in> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://auctions.inventon.in> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid
- For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Inventon Solutions Pvt. Limited, through Tel. No.: +91 9029086321_ & E-mail ID: care@inventon.net/manoj.das@inventon.net or the Authorised Officer, Contact No.:- Mangesh Pandurang Gad - 8928813831 / Sachin Sonawne - 9699015197
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of MOHFL. The property is being sold with all the existing and future encumbrances whether known or unknown to MOHFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://auctions.inventon.in>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)' or by way of RTGS/ NEFT to the account details mentioned as follows: Bank Name: HDFC Bank, Branch: Lower Parel Mumbai, Bank Account No.: 00600340073530, IFSC Code: HDFC0000060 along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before 04:00 PM of 04:00 PM of 22-12-2023;
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by MOHFL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- Date of Inspection of the Immovable Property is on 25-11-2023 between 11.30 AM to 04.00 PM.
- At any stage of the e-Auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty;

- with any of the tendered or intending bidders or other parties for sale of property by Private Treaty,
11. The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
 12. Sale is subject to the confirmation by the Authorised Officer;
 13. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale;
 14. The Borrower(s)/Guarantor(s) are hereby given **30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to MOHFL. in full before the date of sale, auction is liable to be stopped.
 15. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
 16. MOHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is and "no recourse" Basis'.
 17. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to MOHFL mentioning the reason of delaying the registration;
 18. No person other than the intending bidder/ offerer themselves, or their duly authorised representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents;
 19. **Special Instruction:** e-Auction shall be conducted by the Service Provider, M/s. Inventon Solutions Pvt. Limited on behalf of Motilal Oswal Home Finance Limited, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither MOHFL nor InventON shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
 20. The same has been published in our portal - <https://motilaloswalhf.com/eauction-pdf>.
- NB:** Please note that the secured creditor is going to issue the sale notice to all the Borrowers/ Guarantors/ Mortgagors by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service."

Place : MAHARASTRA
Date : 18.11.2023

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)