



Phoenix ARC

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Phalcon 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/ as per the details given below.

Date and time of E-Auction - 23-02-2026 11:00 AM TO 02:00 PM (with unlimited extensions of 15 minute each)	Last date of EMD Deposit : 22-02-2026
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Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXSAT00315-160017854 Branch: Satara Borrower: Sagar Shamsundar Mundada Co-Borrower: Shamsundar Ramgopal Mundada	18-08-2018 For Rs: 13,95,090/- (Rupees Thirteen Lakh Ninety Five Thousand & Ninety Only)	Survey No-16/4, Plot No-19, Mauje Jakatwadi, Near Kids Education School, Satara -415002 Maharashtra	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)
LAN: LXSAT00515-160021510 Branch: Satara Borrower: Rajendra Dharmadas Ghadge Co-Borrower: Rajani Rajendra Ghadge	28-05-2018 For Rs: 6,78,422/- (Rupees Six Lakh Seventy Eight Thousand Four Hundred & Twenty Two Only)	Plot No.7 Sangaon Satra Sr No 78/2 Nr. Sangaon Bus Stop 415001 Satara Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXDAU00316-170024463 Branch: Baramati Borrower: Sandeep Ramdas Chavan Co-Borrower: Sakharbai Ramdas Chavan	20-11-2018 For Rs: 18,07,181/- (Rupees Eighteen Lakh Seven Thousand One Hundred & Eighty One Only)	House No/ W6Z3002823, Old No/ 933/2, Near Govt Iiti College , Village Taluka Indapur, District Pune-413106 Maharashtra	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only)
LAN: LXPUN00316-170029136 Branch: Pune Borrower: Anwar Afjal Shaikh Co-Borrower: Raju Afjal Shaikh	04-05-2019 For Rs: 16,80,302/- (Rupees Sixteen Lakh Eighty Thousand Three Hundred & Two Only)	Plot No.25 & 26 Sai Srushti Gat No 921 Theur Haveli Pune 412110 Haveli Pune Maharashtra	Reserve Price: Rs.1100000/- (Eleven Lakh Only) EMD: Rs. 110000/- (One Lakh Ten Thousand Only)
LAN: LXPUN00216-170035594 Branch: Pune Borrower: Nilesh Dattu Randive Co-Borrower: Archana Nilesh Randive Guarantor : Ganesh Ramchandra Admane	15-06-2017 For Rs: 16,71,703/- (Rupees Sixteen Lakh Seventy One Thousand Seven Hundred & Three Only)	Plot No 24 Sai Srushti Gat No 921 Mauje Theur Haveli Haveli Pune Maharashtra 412110	Reserve Price: Rs.825000/- (Eight Lakh Twenty Five Thousand Only) EMD: Rs. 82500/- (Eighty Two Thousand Five Hundred Only)
LAN: LXSAT00416-170031127 Branch: Satara Borrower: Mohammad Hussan Hasham Shaikh Co-Borrower: Yasmin Mohammad Hussan Shaikh	09-02-2018 For Rs: 8,31,259/- (Rupees Eight Lakh Thirty One Thousand Two Hundred & Fifty Nine Only)	Gat No 75/1, Plot No.15, Mauje Sangaon, Near Kfrushneshwar Mandir, Satara 415002	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXPUN00416-170050446 Branch: Pune Borrower: Pratap Devidas Gaikwad Co-Borrower: Jayashree Pratap Gaikwad	19-12-2020 For Rs: 10,41,818/- (Rupees Ten Lakh Forty One Thousand Eight Hundred & Eighteen Only)	Plot No - 26, Gat No - 99A/1/1, Khamgaon Greens, Near Uruli, Kanchan, Khamgaon, Taluka - Haveli, Pune, Maharashtra - 413103	Reserve Price: Rs.125000/- (One Lakh Twenty Five Thousand Only) EMD: Rs. 12500/- (Twelve Thousand Five Hundred Only)
LAN: LXPUN00216-170040945 Branch: Pune Borrower: Prashant Rajendra Swami Co-Borrower: Pooja Prashant Swami	24-03-2018 For Rs: 6,60,899/- (Rupees Six Lakh Sixty Thousand Eight Hundred & Ninety Eight - Paise Fifty Five Only)	Plot No 58A, Jogwadi Gat No 344 Baramati, Haveli Pune 411001 Dhyarigaon Pune Maharashtra	Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)
LAN: LXXOL00316-170045173 Branch: Kolhapur Borrower: Vidya Mahadeo Kukade Co-Borrower: Mahadev Pandurang Kukade	14-08-2018 For Rs: 12,55,499/- (Rupees Twelve Lakh Fifty Five Thousand Four Hundred & Ninety Nine Only)	Flat No SF-1.2Nd Floor,C.S.No 1942, Shiv Apartment,Opposite Bajaparao Talim,Mangalwar Peth,B Ward,Kolhapur Kolhapur 416012 Kolhapur Maharashtra	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only)
LAN: LXPUN00317-180052973 Branch: Pune Borrower: Gheesaram Dudaram Choudhary Co-Borrower: Santosh Devi Ghisaram Choudhari	22-02-2021 For Rs: 12,12,999/- (Rupees Twelve Lakh Twelve Thousand Nine Hundred & Ninety Nine Only)	Flat No - 502, 5Th Floor, A.S. Height, (Old Sno. 50/3), Sno - 50, Hissa - 1/9/7, Lane No - 04, Bhagyodaya Nagar, Mauje - Kondhawa Kh., Haveli, Pune, Maharashtra - 411041	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only)
LAN: LXPUN00217-180060672 Branch: Pune Borrower: Tushar Dhananjay Bhosale Co-Borrower: Dhananjay Hanumant Bhosale Guarantor : Sadashiv Dada Savant	19-06-2018 For Rs: 6,76,072/- (Rupees Six Lakh Seventy Six Thousand & Seventy Two Only)	Plot No-03, Gat No-344 Bhosale Wasti Jogwadi Baramati 412206 Pune Maharashtra	Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)
LAN: LXPUN00217-180058152 Branch: Pune Borrower: Sachin Digamber Bhalerao Co-Borrower: Rohini Sachin Bhalerao Guarantor : Ambadas Jagannath Salve	03-09-2024 For Rs: 6,54,458/- (Rupees Six Lakh Fifty Four Thousand Four Hundred & Fifty Eight Only)	Gat No. 97/1, Plot No. 1, Arya Park, Mauje- Tilekarwadi, Near B.V. Rao College, Uruli Kanchan, Pune, Maharashtra -411028. Admeasuring Area Of 1330 Sq.Ft.	Reserve Price: Rs.140000/- (One Lakh Forty Thousand Only) EMD: Rs. 14000/- (Fourteen Thousand Only)
LAN: LXSAT00417-180063990 Branch: Satara Borrower: Vijaya Raghunath Chinchkar Co-Borrower: Krushna Vithoba Kirave	18-02-2019 For Rs: 4,60,575/- (Rupees Four Lakh Sixty Thousand Five Hundred & Seventy Five Only)	Plot No.24, Survey No- 153 A/P Khed Bk Khandala, Pargaon Satara- 412802 Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXSAT00216-170045320 Branch: Satara Borrower: Mahendra Dadaso Waghmare Co-Borrower: Dadasaheb Shivaji Waghmare	15-11-2019 For Rs: 5,72,660/- (Rupees Five Lakh Seventy Two Thousand Six Hundred & Sixty Only)	Flat No F - 3, 1St Floor, Krishna Classic, Swapn Vihar, Colony, Malik Residency, Near Mahanubhav Math, Karanje, Satara, Maharashtra - 415002	Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only)
LAN: LXHAD00115-160018657 Branch: Hadapsar Borrower: Nitin Babu Chavan Co-Borrower: Sunanda Babu Chavan	19-12-2020 For Rs: 4,29,146/- (Rupees Four Lakh Twenty Nine Thousand One Hundred & Forty Six Only)	Plot No - 70, Shindvane Tilker Wadi, Gaikwad Property, Khamgaontek, Near Railway Station, Uruli Kanchan, Pune, Maharashtra - 412070	Reserve Price: Rs.125000/- (One Lakh Twenty Five Thousand Only) EMD: Rs. 12500/- (Twelve Thousand Five Hundred Only)
LAN: LXHAD00316-170024764	25-04-2018 For Rs:	Plot No. 8 Manikeshwar	Reserve Price: Rs.800000/-

LAN: LXHAD00316-170024764 Branch: Hadapsar Borrower: Ashwini Anirudha Nirgude Co-Borrower: Anirudha Dnyaneshwar Nirgude	25-04-2018 For Rs: 23,94,394/- (Rupees Twenty Three Lakh Ninety Four Thousand Three Hundred & Ninety Four Only)	Plot No 8, Manikeshwar lata Nagar, Solapur Gat No 238/1/1, Mauje- Kumbhari, Bd Gharkul 413006 Maharashtra	Reserve Price: Rs.80000/- (Eight Lakh Only) EMD: Rs. 80000/- (Eighty Thousand Only)
LAN: LXPUN00116-170024490 Branch: Pune Borrower: Damini Tukaram Kamble Co-Borrower: Mangal Tukaram Kamble	22-02-2021 For Rs: 2,93,695/- (Rupees Two Lakh Ninety Three Thousand Six Hundred & Ninety Five Only)	Plot No - 14, Gat No - 99A/1, Mauje - Khargaon, Taluka - Haveli, Pune, Urmil Kanchan, Junnar, Pune, Maharashtra - 410502	Reserve Price: Rs.125000/- (One Lakh Twenty Five Thousand Only) EMD: Rs. 12500/- (Twelve Thousand Five Hundred Only)
LAN: LXPUN00116-170029930 Branch: Pune Borrower: Amol Pundlik Gaikwad Co-Borrower: Pooja Amol Gaikwad	10-04-2023 For Rs: 3,20,872/- (Rupees Three Lakh Twenty Thousand Eight Hundred & Seventy Two Only)	Gat No. 99/A/1/1, Plot No.11, All Admeasuring Area 1000 Sq. Ft, Mouje- Khargaon Tek, Taluka- Haveli, Dist- Pune, Maharashtra 412202	Reserve Price: Rs.125000/- (One Lakh Twenty Five Thousand Only) EMD: Rs. 12500/- (Twelve Thousand Five Hundred Only)
LAN: LXSAT00316-170028623 Branch: Satara Borrower: Akram Garibnavaj Sayad Co-Borrower: Aasma Akram Sayyad	22-06-2018 For Rs: 9,66,016/- (Rupees Nine Lakh Sixty Six Thousand & Sixteen Only)	Survey No. 78/4/Plot No. 113 Sogaon Taraf Sataranear Kuraneshwar Temple satara 415002 Maharashtra India	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LKXAT00116-170034917 Branch: Katraj Borrower: Tushar Hanumant Bhosale Co-Borrower: Hanumant Arjun Bhosale	26-08-2019 For Rs: 7,44,873/- (Rupees Seven Lakh Forty Four Thousand Eight Hundred & Seventy Three Only)	Gp No-4/0804/3, Ward No-4, Manjari Bk., Pune, Maharashtra - 411028	Reserve Price: Rs.200000/- (Twenty Lakh Only) EMD: Rs. 200000/- (Two Lakh Only)
LAN: LXSAT00116-170037621 Branch: Satara Borrower: Sagar Sanjay Dubale Co-Borrower: Sanjay Shrirang Dubale	14-08-2018 For Rs: 8,31,749/- (Rupees Eight Lakh Thirty One Thousand Seven Hundred & Forty Nine Only)	S No. 75 Hissa No 1/2 Plot No. 2 Sogaon Tarf Satara, Near Kumeswar Mandir 415002 Satara Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXSAT00116-170037880 Branch: Satara Borrower: Tanaji Shankar Deshmukh Co-Borrower: Shilpa Tanaji Deshmukh	09-06-2018 For Rs: 7,10,606/- (Rupees Seven Lakh Ten Thousand Six Hundred & Six Only)	Survey No. 78/4, Plot No 101, Sogaon Taraf, Satara Near Kuraneshwar Temple 415002 Satara Maharashtra India	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXPUN00216-170047628 Branch: Pune Borrower: Rajaram Limba Khot Co-Borrower: Sonali Rajendra Khot	28-05-2018 For Rs: 6,65,231/- (Rupees Six Lakh Sixty Five Thousand Two Hundred & Thirty One Only)	Plot No. 42 A, Gat No. 344 Mauje Jogwadi, Near Grampanchayat Jogwadi Baramati, Pune 412102 Pune Maharashtra	Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)
LAN: LXSAT00217-180057504 Branch: Satara Borrower: Rahul Madhukar Londhe Co-Borrower: Anita Rahul Londhe	21-12-2018 For Rs: 6,21,913/- (Rupees Six Lakh Twenty One Thousand Nine Hundred & Twelve - Paise Fifty Nine Only)	Plot No.40 A/P Khed Bk Khandala Satara 412801 Phaltan Satara Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXPUN00315-160009862 Branch: Pune2 Borrower: Mangesh Yashwant Kansare Co-Borrower: Yashodhan Mangesh Kansare	22-11-2023 For Rs: 11,94,415/- (Rupees Eleven Lakh Ninety Four Thousand Four Hundred & Fifteen Only)	Fiat No-304, 3Rd Floor, B-Wing, Trimbkeshwar Apartment, Survey No.102, Hissa No.2, Mouje- Shilvane, Pune, Maharashtra 411023	Reserve Price: Rs.730000/- (Seven Lakh Thirty Thousand Only) EMD: Rs. 73000/- (Seventy Three Thousand Only)
LAN: LXPIM00115-160020326 Branch: Pimpri Borrower: Amrut Prakash Hemade Co-Borrower: Akshay Prakash Hemade	24-05-2019 For Rs: 12,73,121/- (Rupees Twelve Lakh Seventy Three Thousand One Hundred & Twenty One Only)	Fiat No-401, 4Th Floor, Balaji Sneha Angan Bid, Opposite To Viva Sarovar, Ambegaon Khurd, Pune, Maharashtra - 411046	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only)

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 Ashish Sharad Dhapte-8976791951/Tushar Chandrakant Sutar-8888866035/ Manish Vasudev Dantkale-8976839792/Ajit Dattatray Gaikwad-9321972466/Sandeep Bhivaji Patil-7776876778/Navnath Dattatray Kumbhar-8104312782/Bhushan Dattatray Abhang-9850292717/Raju Mahadev Kamble-8928951411, 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-pones 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 : 19.01.2026

Sd/- Authorized Officer,
Phoenix ARC Private Limited