

### AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

#### AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision Rule 8(1) 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under:

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
AKASH POPAT MOHITE, RUPALI MOHITE (AC NO.) LNHAD17524-250352933	Rs. 24,91,611.00/- DUES AS ON 18 NOV 2025	08 MAR 2025 Rs. 22287100/- DUES AS ON 05 MAR 2025	13 OCT 2025	FLAT NO. 301 3RD FLOOR, GKUL HEIGHTS VILLAGE - SASWAD TAL. HAVELI DIST. PUNE NEAR TAPSVI SANKUL BEHIND KUNJIR WADA PURANDHAR NEAR TAPSVI SANKUL MAHARASHTRA (INDIA)- 412301 ADMEASURING 398.44 SQ. FT.	Rs. 2677320/-	Rs. 2677320/-	11.00 AM TO 01.00 PM 26 DEC 2025	OFFICE NO. L-218 1ST FLOOR, WING 'L', MEGACENTER, NEAR MAGA PATTA FLY OVER, SOLAPUR ROAD, HADAPSAR, PUNE-411028, MAHARASHTRA-INDIA
MAHESH DATATRAY WABLE, KAVITA MAHESH WABLE GUARANTOR : RAJENDRA NANDKUMAR (AC NO.) LNBAH00517-180063769 & LNBAH04318-190101184	Rs. 18,82,352.00/- & Rs. 4,03,057.00/- DUES AS ON 18 NOV 2025	14 OCT 2023 Rs. 1296386/- & Rs. 2702645/- DUES AS ON 05 OCT 2023	16 OCT 2025	FLAT NO 6, FIRST FLOOR, PURVA APARTMENT, PLOT NO 74, MALEGAON BUDRUK, BARAMATI, PUNE ADMEASURING 715 SQ. FT.	Rs. 1658250/-	Rs. 1658250/-	11.00 AM TO 01.00 PM 26 DEC 2025	SHOP NO. 3, MAHALAXMI COMPLEX, BIGWANDROAD, BEHIND YAMAHA SHOWROOM, BARAMATI, 413102, MAHARASHTRA-INDIA
PRASHANT HIRAMAN SONWANE, SIVARNA PRASHANT SONWANE GUARANTOR - GANESH BABAN WAHOLE (AC NO.) LNCHA00322-230287029	Rs. 16,91,013.00/- DUES AS ON 18 NOV 2025	11 JUL 2024 Rs. 1637889/- DUES AS ON 10 JUL 2024	29 OCT 2025	FLAT NO.201 ON 2ND FLOOR BUILDING & SWAPNSHIP APARTMENT, NEAR SIDDIHI MULTISPECIALITY HOSPITAL, OLD PUNE NASHIK ROAD, CTS NO.316/1 SITUATED AT MANCHAR, TAL- AMBEGAON, DIST- PUNE, MAHARASHTRA PIN-410530 ADMEASURING 625 SQ. FT	Rs. 1881250/-	Rs. 1881250/-	11.00 AM TO 01.00 PM 26 DEC 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHARASHTRA-INDIA
SHESHAJI MOHAN BHOSALE, PRATHIVIRAJ MOHAN BHOSALE GUARANTOR : RAJENDRA PARASHARAM KHUSAPE (AC NO.) LNSTR03118-190079115	Rs. 9,80,148.00/- DUES AS ON 18 NOV 2025	12 MAY 2025 Rs. 884032/- DUES AS ON 08 MAY 2025	14 OCT 2025	FLAT NO. B-8, SECOND FLOOR, WING-B, "SAJ VIHAR APARTMENT" PLOT NO. 159 OUT OF SURVEY NO. 100, VILLAGE-PHALTAN, SAGUNAMATA NAGAR MALTAN, TAL- PHALTAN, DISTT- SATARA, M.H ADMEASURING 41.71 SQ.MTRS.	Rs. 987800/-	Rs. 987800/-	11.00 AM TO 01.00 PM 26 DEC 2025	OFFICE NO.7 2ND FLOOR,ADARSH CORNER, S/O.28 7/1 TO 7/6, PLOT NO. 3 OF FINAL PLOT NO. 12, RADHIKA ROAD, OPP. HOTEL RAJARA, KARANJ E SATARA- 415001, MAHARASHTRA-INDIA

**Terms & Conditions:** 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount towards the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender they may contact AAVAS FINANCIERS LIMITED 201, 202, 1st Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ugarsen Rinwa - 9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(b)(6) of the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : MAHARASHTRA Date : 24-11-2025

Authorised Officer Aavas Financiers Limited

### TATA CAPITAL HOUSING FINANCE LTD.

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. CIN No. U67190MH2008PLC187582. Contact No. (022) 61827414, (022) 61827375

#### POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules. The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
10165993	MR. SNEHAL RAVINDRA DESHPANDE & MR. CHAITANYA RAVINDRA DESHPANDE	As on 10-09-2025 an amount of Rs.37,54,826 /- (Rupees Thirty Seven Lakh Fifty Four Thousand Eight Hundred and Twenty Six Only) 10-09-2025	22.11.2025
10068025	MR. PRASHANT P KANKANALA & MR. DINESH S. BHAD	As on 08-09-2025 amount of Rs15,87,341/- (Rupees Fifteen Lakh Eighty Seven Hundred And Forty One Only) 09/09/2025	22.11.2025

**Description of Secured Assets/Immovable Properties :** - Schedule - A All the piece and parcel of the property bearing Flat No. 803 carpet area admeasuring 451.00 Sq. Fts. i.e. 41.91 Sq. Mtrs. with adjoining same level terrace admeasuring 65.00 Sq. Fts. i.e. 06.04 sq. Mtrs. situated on Eight Floor in 'A' Building, in the building named as "Alliance Nisarg Pink Lily", situated at Survey No. 33, Hissa No. 3/1 CTS No. 6299 (P), 630 (P), 6370 (P) area admeasuring 00H 12.1 R i.e. 1210.00 Sq. Mtrs. out of total land lying being and situated at village Thergaon, situated within the registration division and District - Pune, sub division and taluka Mulshi, and within the Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub - Registrar Haveli, Pune.

Date: 24-11-2025 Place: Pune

Sd/- Authorised Officer For Tata Capital Housing Finance Limited

### ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujrat-362266 Branch Office: No. 83/2/1, 1st Floor, H-Heights, C/o 8336/O/A Solapur Railway Lines Solapur - 413001

#### APPENDIX IV

[See Rule 8(1) of the Security Interest (Enforcement) Rules, 2002]

PosSESSION Notice (for Immovable Property)

Whereas the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a Demand notice dated 10.09.2025 calling upon the borrowers DAYANAND KISANRAO BHOSALE & POOJA DAYANAND BHOSALE mentioned in the notice being of Rs. 26,66,758/- (Rupees Twenty Six Lac Sixty Six Thousand Seven Hundred Fifty Eight Only) within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act, read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 22nd day of November of the year, 2025. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs. 26,66,758/- (Rupees Twenty Six Lac Sixty Six Thousand Seven Hundred Fifty Eight Only) interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All That Piece And Parcel Of Bungalow At TP Scheme No. 2, Cts Final Plot No. 180/2, Admeasuring Total Area 73.8 Sq. Mtr. & As Per Purchase Deed 74.3 Sq. Mtr., Out Of Which Western Portion Admeasuring 36.9 Sq. Mtr. & As Per Previous Purchase Deed Area 37.15 Sq. Mtr., Thereon Constructed Rcc Framed Building, Ground Floor Admeasuring 33.17 Sq. Mtr. & First Floor Admeasuring 28.25 Sq. Mtr., Thus Having Total Built Up Area 61.42 Sq. Mtr., Situated At Bhavani Pet, Tuljapur Ves, Near Maheshwari Bhawan, Tal, North Solapur, Dist. Solapur, Maharashtra, And, Bounded As: North : By Final Plot No. 180/1, South : By Road, East : By Port Of Mr. Wadkalkar, West : By Road.

Date: 22/11/2025 Place: PUNE

Authorised Officer Aditya Birla Housing Finance Limited

### DEBTS RECOVERY TRIBUNAL No. 2 AT MUMBAI

3rd Floor, Telephone Bhavan, Strand Road Colaba, Mumbai-400 005

#### WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

RP No. 35 of 2023 Exh. No. 10 Next Date : 05.12.2025

**BANK OF INDIA VS NITIN NIKAM**

To, **CD-1 MR. NITIN RAJARAM NIKAM A Borrower.** Having his address at : Room No. 503, Building No. M-16, Valley Ship, Sector-36 Kharghar, Navi Mumbai-410 210, Thane, Maharashtra, and also another address At : MS RB 1/8, Railway Colony, Vashi Naka, Mahul Road, Chembur, Mumbai-400 074.

Whereas you MR. NITIN RAJARAM NIKAM have failed to pay the sum of ₹ 25,22,118.81 in word (Rs. Twenty Five Lakhs Twenty Two Thousand One Hundred Eighteen and Eight One Paise Only) with cost of along with pendente lite and future interest @ 8.65% per annum from the Original Application's presentation date, that is 5<sup>th</sup> July 2019 till realization payable by you in respect of Recovery Certificate No. 35 of 2023 drawn up by the Hon'ble Presiding Officer; Debts Recovery Tribunal No. 2, Mumbai in O. A. No. 424 of 2019. It is hereby ordered that Certificate Debtors in the present R. P. or their Servants or agents or representatives-in-interest or any other persons(s) claiming to be owner(s) under Certificate Debtors are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned movable property(ies), in any manner or in dealing with the any benefit in terms of money and / or property arising therefrom and that all person be and are prohibited from taking any benefit under such transfer, alienation, possession or charge. You are required to appear before the Recovery Officer, Debts Recovery Tribunal No. 2 Mumbai on 05.12.2025 at 12.05 p. m.

**SPECIFICATION OF PROPERTY**

Flat No. 204, 2nd Floor, Shankar Parvathi Apartment, Near Chintamani Gyanpith Ambegao, Pathar Budruk, Pune-411 046, Survey No. 15/17, 15/18 admeasuring Area 550 Sq. Ft. built up area. Given under my hand and seal of the Tribunal on this 19.11.2025

(BHAVISHYA KUMAR AZAD) Recovery Officer, II Debts Recovery Tribunal, II

To, **1. The Concerned Society**  
**2. BMC Authority / Local Civic Body / Talathi**  
**3. Sub Registrar concerned**  
- CH Bank Shall get the charge of the above mentioned property(ies) recorded in records of the Sub Registrar concerned as per rules.

### Motilal Oswal Home Finance Limited

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : hfquery@motilaloswal.com. CIN Number : U65923MH2013PLC248741

#### PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Assets(s) under the Securitization 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 Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", 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 motilaloswal.com as per the details given below :

Sr. No.	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: LXDAU00315-160009522 Branch: Baramati Borrower: Raju Subhash Jadhav Co-Borrower: Jyoti Raju Jadhav	13-10-2022 For Rs: 1967659/- (Rupees Rupees Nineteen Lac Sixty Seven Thousand Five Hundred Fifty Nine Only)	Flat No-01, 1st Floor, Vastu Apartment, S/N/No-179/22, (Old S/No/185), Cts No-2096/2, Plot No-19 20 21, & 22, Near Gandhi Row House, Pune, Maharashtra-413801	Reserve Price: Rs.1941729/- (Rupees Nineteen Lakh Forty One Thousand Seven Hundred & Twenty Nine Only) EMD: Rs. 194173/- (Rupees One Lakh Ninety Four Thousand One Hundred & Seventy Three Only) Last date of EMD Deposit: 16-12-2025
2.	LAN: LXDAU00315-160007539 Branch: Baramati Borrower: Tushar Ramesh Doshi Co-Borrower: Swati Tushar Doshi	30-12-2023 For Rs: 1370238/- (Rupees Rupees Thirteen Lac Seventy Thousand Two Hundred Thirty Eight Only)	Flat No-301, 3rd Floor, B-Wing, Green City Phase-I, Sahaniwas Prakrpa, Survey No.47, Mouje-Lingali, Taluka-Daund, Pune, Maharashtra-413801	Reserve Price: Rs.1400000/- (Rupees Fourteen Lakh Only) EMD: Rs. 140000/- (Rupees One Lakh Forty Thousand Only) Last date of EMD Deposit: 16-12-2025
3.	LAN: LXDAU00115-160009925 Branch: Baramati Borrower: Kiritan Keshav Patole Co-Borrower: Laila Kiran Patole	09-02-2018 For Rs: 1557548/- (Rupees Rupees Fifteen Lac Fifty Seven Thousand Five Hundred Forty Eight Only)	Survey No. 47, Green City Phase No-2 Flat No-204, A Wing 2 Nfd Floor B/H Mangesh Memorial School Pune 413801	Reserve Price: Rs.1753522/- (Seventeen Lakh Fifty Three Thousand Five Hundred & Twenty Two Only) EMD: Rs. 1753522/- (Seventeen Lakh Fifty Three Thousand Five Hundred & Twenty Two Only) Last date of EMD Deposit: 16-12-2025
4.	LAN: LXDAU00115-160009934 Branch: Baramati Borrower: Dattatray Ambadas Pawar Co-Borrower: Savita Dattatray Pawar	21-12-2018 For Rs: 1316835/- (Rupees Rupees Thirteen Lac Sixteen Thousand Eight Hundred Thirty Five Only)	Flat No-402 B-Wing 4th Floor Green City Phase-1 Lingali Road B/H Mangesh Memorial School 411001 Pune Maharashtra	Reserve Price: Rs.1487114/- (Fourteen Lakh Eighty Seven Thousand Four Hundred & Fourteen Only) EMD: Rs. 1487114/- (One Lakh Forty Seven Thousand Seven Hundred & Eleven - Paise Thirty Nine Only) Last date of EMD Deposit: 16-12-2025
5.	LAN: LXDAU00115-160009931 Branch: Baramati Borrower: Ganesh Sanjay Jathar Co-Borrower: Asha Sanjay Jathar	20-12-2018 For Rs: 1306345/- (Rupees Rupees Thirteen Lac Six Thousand Three Hundred Fifteen Only)	Green City Phase No-2 Flat No-402 B Wing Memorial School 413801 Pune Pune Maharashtra	Reserve Price: Rs.2243369/- (Rupees Twenty Two Lakh Thirty Three Thousand Three Hundred & Sixty Nine Only) EMD: Rs. 224337/- (Rupees Two Lakh Twenty Four Thousand Three Hundred & Thirty Seven Only) Last date of EMD Deposit: 16-12-2025
6.	LAN: LXDAU00115-160009940 Branch: Baramati Borrower: Ramesh Hari Veer	18-02-2019 For Rs: 1331402/- (Rupees Rupees Thirteen Lac Thirty One Thousand Four Hundred Two Only)	Flat No/403 Green City Phase 3, Lingalroad, Survey No-47, Nr Mangesh Memorial School, Daund-412202 Pune Maharashtra	Reserve Price: Rs.1900000/- (Nineteen Lakh Only) EMD: Rs. 190000/- (One Lakh Ninety Thousand Only) Last date of EMD Deposit: 16-12-2025
7.	LAN: LXDAU00315-160016181 Branch: Baramati Borrower: Bhagwat Ashok More Co-Borrower: Savitri Ashok More	22-12-2018 For Rs: 824919/999999991/- (Rupees Rupees Eight Lac Twenty Four Thousand Nine Hundred Thirty Eight And Seventy Two Paise)	Flat No-303B-Wing Green City S-No-47 Memorial School Behind Mangesh Memorial 413801 Pune Maharashtra	Reserve Price: 939306/- (Nine Lakh Thirty Nine Thousand Three Hundred & Sixty Nine Only) EMD: Rs. 939306/- (Ninety Three Thousand Nine Hundred & Thirty - Paise Sixty Only) Last date of EMD Deposit: 16-12-2025
8.	LAN: LXSAT00415-160020798 Branch: Satara Borrower: Nasir Gulab Shaikh Co-Borrower: Rijwana Nasir Shaikh	04-05-2019 For Rs: 1387592/- (Rupees Rupees Thirteen Lac Eighty Seven Thousand Five Hundred Ninety Two Only)	C.S.T. No.1471A Malhar Pet Ganga Heights Flat No. S- 1 Second Floor Satara 415002 Maharashtra	Reserve Price: Rs.1249857/- (Rupees Twelve Lakh Forty Nine Thousand Eight Hundred & Fifty Seven Only) EMD: Rs. 124986/- (Rupees One Lakh Twenty Four Thousand Nine Hundred & Eighty Six Only) Last date of EMD Deposit: 16-12-2025
9.	LAN: LXDAU00116-170026786 Branch: Baramati Borrower: Ikal Abdulajji Shaikh Co-Borrower: Isarat Ekal Shaikh	25-10-2018 For Rs: 1017605/- (Rupees Rupees Ten Lac Fifty Four Thousand One Hundred Seventy Nine Only)	Milkat No/ 556, Gat No-303 At Kharkhel, Near Shaikh Wasti, Undwai Supa Road Baramati, Pune/ Nr Panchganga Apt 411038 Pune Pune Maharashtra	Reserve Price: Rs.300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only) Last date of EMD Deposit: 16-12-2025
10.	LAN: LKXOL00316-170024434 Branch: Kolhapur Borrower: Shreedhar Madhukar Bhandavale Co-Borrower: Shreya Shrinath Bhandavale	20-12-2021 For Rs: 1199654/- (Rupees Rupees Eleven Lakh Ninety Nine Thousand Five Hundred Fifty Four Only)	Plot No. - 30 & 31, Survey No.- 442/ 4B, Laxminarayn Colony, Sangali, Miraj, Behind D Mart, Sangali, Maharashtra- 416416	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit: 16-12-2025
11.	LAN: LXAHM00416-170030009 Branch: Ahmednagar Borrower: Bhausaheb Vishwanath Kolase Co-Borrower: Sunita Bhausaheb Kolase	29-02-2024 For Rs: 1397182/- (Rupees Rupees Thirteen Lac Ninety Seven Thousand One Hundred Eighty Two Only)	No 106 Village Trimbakpur Tal Rahuti Dist Ahmednagar 0 0 Opp Padmavati Mandir 413721 Pune Maharashtra	Reserve Price: Rs.1700000/- (Seventeen Lakh Only) EMD: Rs. 170000/- (One Lakh Seventy Thousand Only) Last date of EMD Deposit: 16-12-2025
12.	LAN: LXDAU00316-170034564 Branch: Baramati Borrower: Sandip Lakshman Kharade Co-Borrower: Arati Sandip Kharade	06-06-2023 For Rs: 1681049/- (Rupees Rupees Sixteen Lac Eighty One Thousand Forty Nine Only)	Gat No-2163/3, At Nimagon, Ketki Phutane Nagar, Near Pawar House, Sarafwadi, Pune, Tal Indapur, Dist.Pune, Maharashtra 413120.	Reserve Price: Rs.1700000/- (Seventeen Lakh Only) EMD: Rs. 170000/- (One Lakh Seventy Thousand Only) Last date of EMD Deposit: 16-12-2025
13.	LAN: LXDAU00116-170036806 Branch: Talegaon Borrower: Sadanand Jagannath Babar Co-Borrower: Nandini Sadanand Babar	29-07-2019 For Rs: 1017605/- (Rupees Rupees Ten Lac Seventy One Thousand Five Hundred Only)	Flat No- 301, 3rd Floor, Sai Balaji Orchid, Survey No 289/1(A) Ganesh Mandir Chowk, Park Vista, Lohagan, Havelli, Pune, Maharashtra- 411047	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 16-12-2025
14.	LAN: LKXOL00316-170040632 Branch: Kolhapur Borrower: Ravindra Banda Lokare Co-Borrower: Alka Ravindra Lokare	25-05-2021 For Rs: 1487291/- (Rupees Rupees Fourteen Lac Sixty Seven Thousand Two Hundred Ninety One Only)	Gr. Milkat No - 409, Gat No-32, Near Grampanchayat Office, At - Fanaswadi, Taluka-Bhudargad, District - Kolhapur, Maharashtra- 416409	Reserve Price: Rs.1900000/- (Nineteen Lakh Only) EMD: Rs. 190000/- (One Lakh Ninety Thousand Only) Last date of EMD Deposit: 16-12-2025
15.	LAN: LXPUN00116-170048604 Branch: Pune2 Borrower: Parneshwar Gyanuji Mohrt Co-Borrower: Alaka Parneshwar Mohrt	19-12-2020 For Rs: 1371892/- (Rupees Rupees Thirteen Lac Seventy One Thousand Eight Hundred Ninety Two Only)	Flat No- 201, 2nd Floor, Shinde Residency, Hingane Home Colony, Karve Nda Road, Karve Nagar, Pune, Maharashtra - 411052	Reserve Price: Rs.1800000/- (Eighteen Lakh Only) EMD: Rs. 180000/- (One Lakh Eighty Thousand Only) Last date of EMD Deposit: 16-12-2025
16.	LAN: LXDAU00116-170045172 Branch: Baramati Borrower: Balaso Nathyaba Kokare Co-Borrower: Surekha Balaso Kokare	11-05-2023 For Rs: 1065711/- (Rupees Rupees Ten Lac Sixty Five Thousand One Hundred Seventy One Only)	Gat No.426, Village Rina Waghaj, Nr Kokare Wasti, Baramati, Pune, Maharashtra 413102	Reserve Price: Rs.1218403/- (Twelve Lakh Eighteen Thousand Four Hundred & Three Only) EMD: Rs. 1218403/- (One Lakh Twenty One Thousand Eight Hundred & Forty - Paise Thirty Only) Last date of EMD Deposit: 16-12-2025
17.	LAN: LKXOL00316-170045148 Branch: Kolhapur Borrower: Krishnat Swamarao Chougale Co-Borrower: Gita Krishnat Chougale	12-03-2024 For Rs: 1837801/- (Rupees Rupees Eighteen Lac Seventy Eight Thousand Seven Hundred One Only)	Gat No. 115, Milkat No. 970, Vihang No. 11, Hindavi Saveraj Colony, Yashoda Nagar, Mouje- Kanerwadi, Tal-Karver, Kolhapur, Maharashtra 416234	Reserve Price: Rs. 2300000/- (Twenty Three Lakh Only) EMD: Rs. 230000/- (Two Lakh Thirty Thousand Only) Last date of EMD Deposit: 16-12-2025

**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 get through the Web Portal : <https://www.auctionbazar.com> or our E-Auction Service Provider, M/s. ARCA EMV 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 get through the aucth terms & conditions and process on the same portal and may contact to Vinod Mohan Gadkar 8655601137 & Babasaheb Madhav Jadhav 7208870468, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : +91 83709 69696, E-mail ID: [contact@auctionbazar.com](mailto:contact@auctionbazar.com).

Place: PUNE Date: 24.11.2025

Sd/- Authorised Officer, (Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Corporation Limited)

18.	LAN: LXPMI00116-170049388 Branch: Pimpri Borrower: Shankar Nathu Pasalkar Co-Borrower: Ramdas Nathu Pasalkar	09-05-2025 For Rs: 833527/- (Rupees Rupees Eight Lac Thirty Three Thousand Five Hundred Twenty Seven Only)	Milkat No 599; Construction 22/24-528Sq. Ft. & 10X 15=150Sq.Ft. Total Area 678 Sq.Ft. Near Primary School ; Village - Navin Gaar ; Taluka Daund Near Primary School Pune . 412202 Pune Maharashtra	Reserve Price: Rs.877705/- (Rupees Eight Lakh Seventy Seven Thousand Seven Hundred and Fifty Only) EMD: Rs. 87771/- (Rupees Eighty Seven Thousand Seven Hundred & Seventy One Only) Last date of EMD Deposit: 16-12-2025
19.	LAN: LXDAU00416-170049043 Branch: Baramati Borrower: Ajimath Sampat Jarad Co-Borrower: Jayashree Ajimath Jarad	20-04-2021 For Rs: 1039687/- (Rupees Rupees Ten Lac Thirty Nine Thousand Six Hundred Eighty Eight Only)	Survey No - 247, At Baramati, Omkar City, Near Jaltran Talav, By Pass Road, Taluka - Baramati, District - Pune, Maharashtra - 413102	Reserve Price: Rs.1500000/- (Rupees Fifteen Lakh Only) EMD: Rs. 150000/- (Rupees One Lakh Fifty Thousand Only) Last date of EMD Deposit: 16-12-2025
20.	LAN: LKXOL00117-180066797 Branch: Kolhapur Borrower: Rajavali Ramjan Jamadar Co-Borrower: Ramjan Gulab Jamadar	15-11-2019 For Rs: 804546/- (Rupees Rupees Eight Lac Four Thousand Five Hundred Forty Six Only)	C.S.No.1503, Muslim Mohalla, Varchi Galli, Near Pir Deyshant, A/P - Yelavi, Tasegaon, Sangli, Maharashtra- 416416	Reserve Price: Rs.900000/- (Rupees Nine Lakh Only) EMD: Rs. 90000/- (Rupees Ninety Thousand Only) Last date of EMD Deposit: 16-12-2025
21.	LAN: LXPUN00115-160009084 Branch: Pune2 Borrower: Pramod Maruti Sarade Co-Borrower: Devai Maruti Sarade	12-09-2023 For Rs: 1016405/- (Rupees Rupees Ten Lac Sixteen Thousand Four Hundred Eighty Only)	Plot No-63, Gat No-55, Shiraswad Wadepali Pune, Near Tuljabhawan Temple, Pune, Maharashtra-412207	Reserve Price: Rs.900000/- (Rupees Nine Lakh Only) EMD: Rs. 90000/- (Rupees Ninety Thousand Only) Last date of EMD Deposit: 16-12-2025
22.	LAN: LXDAU00115-160009870 Branch: Baramati Borrower: Abhishek Sunil Harmole Co-Borrower: Alpansu Sunil Harmole	21-12-2018 For Rs: 1430980/- (Rupees Rupees Thirteen Lac Nine Thousand Eighty Only)	Flat No-403 A Wing 4th Floor Green City Phase No-1 B/H Mangesh Memorial School Pune-413801 Maharashtra	Reserve Price: Rs.1486387/- (Rupees Fourteen Lakh Eighty Six Thousand Three Hundred & Eighty Seven Only) EMD: Rs. 148639/- (Rupees One Lakh Forty Eight Thousand Six Hundred & Thirty Nine Only) Last date of EMD Deposit: 16-12-2025
23.	LAN: LKXOL00315-160020151 Branch: Kolhapur Borrower: Pramod Vasant Mane Co-Borrower: Sharmila Pramod Mane	08-02-2018 For Rs: 825281/- (Rupees Rupees Eight Lac Twenty Five Thousand Two Hundred Eighty Two Only)	Cts No 738, Milkat No 1090 Near Muttom Market Vadange Taluka Karver Kolhapur 416116	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit: 16-12-2025
24.	LAN: LXDAU00115-160018293 Branch: Baramati Borrower: Tushar Dattatray Tembare Co-Borrower: Reshma Tushar Tembare	03-10-2024 For Rs: 1029359/- (Rupees Rupees Ten Lac Twenty Nine Thousand Three Hundred Fifty Nine Only)	S No 491 At Malwadi Lingali Near Bhagwat High School Tal Daund Dist Pune 0 B/H Prashant Hardwar 413801 Pune Pune Maharashtra	Reserve Price: Rs.1100000/- (Eleven Lakh Only) EMD: Rs. 110000/- (One Lakh Ten Thousand Only) Last date of EMD Deposit: 16-12-2025
25.	LAN: LXPMI00116-170026236 Branch: Pimpri Borrower: RUPESH BHAKTARAJ PILLAIWAMY Co-Borrower: DINESH BHAKTARAJ PILLAIWAMY	09-07-2024 For Rs: 2790624/-		