# Motilal Oswal Home Finance Limited

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

Branch No.212,3rd Floor, Above Hero Honda Showroom, Palace Orchid, Bellary Road, Sadashiv Nagar, Bangalore -560080, Karnataka Contact No.:- Boppuri Nagaraju - 7304997399 & Nandakumar P – 8123629607.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOBANGAL5524-250749381<br>Branch: Bengaluru<br>Borrower: Sumalatha K<br>Co-Borrower: Ravindra P<br>Guarantor : | 24-11-2025<br><br>For **Rs:** 4734397**/-** (Rupees Forty Seven Lakh Thirty Four Thousand Three Hundred & Ninety Seven Only) | A Double Bedroom Apartment Bearing No. 011 On The Ground Floor Of Forming Of The Building In Cedar Court, Khatha No . 1563/468/138/468/Gf/011 Pid No. 3931024475 With A Super Built-Up Area Of 944 Sq.Ft (87.700432) (Carpet Area- 717 Sq.Ft/66.611451 Sq.Mtrs), Which Is Inclusives Of Proportionate Share In Common Areas Such As Passages, Lobbies, Lift, Staircases And Other Areas Of Common Use, With One Covered Car Parking Space In The Basement/ Ground Level Of The Building, Magnolia Valley Wood, Kenchanakuppe Village, Bidadi Hobli, Ramanagara Karnataka- 562109. | **Reserve Price: Rs.3200000/-**<br>(Rupees Thirty Two Lakh Only)<br><br>**EMD: Rs. 320000/-**<br>(Rupees Three Lakh Twenty Thousand Only)<br><br>**Last date of EMD Deposit:29-04-2026** | Date: 30-04-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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 **Boppuri Nagaraju 7304997399 & Nandakumar P 8123629607,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **29-04-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **31-03-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bengaluru

Date: 24-03-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301 Contact No.:- Chetan Patil - 7738061089 & Vishal Raut – 8879292921.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXKAR00115-160015109<br>Branch: Karjat<br>Borrower: Pratik Uttam Kamble<br>Co-Borrower: Kavita Uttam Kamble<br>Guarantor : | 07-06-2018<br><br>For **Rs:** 1141875/- (Rupees Rupees Eleven Lac Forty One Thousand Eight Hundred Seventy Five Only) | Flat No.002, Grnd Flr, A-Wing New Jai Apartment,Ramesh Wadi, S.No.70, Hissa No.03, Kulgaonopp. Akhilesh Chinese Badlapur West 421503 Thane Maharashtraindia | **Reserve Price: Rs.800000/-** (Rupees Eight Lakh Only)<br><br>**EMD: Rs. 80000/-** (Rupees Eighty Thousand Only)<br><br>**Last date of EMD Deposit:05-05-2026** | Date: 06-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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 **Chetan Patil 7738061089 & Vishal Raut 8879292921,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **05-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **06-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Karjat

Date: 30-03-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Ground Floor, Thakkar Complex, CTS No.9706, Property No. 3-22-78, Laxminarayanpura Railway Station Road, Jalna - 431203,Maharashtra Contact No.:- Sachin Garade - 7045766297 & Deepak Thakur – 9823351505.

E-Auction Sale Notice of 30 Days Days 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.

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| 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: LXMOJALANA5524-250773784<br>Branch: Jalna<br>Borrower: Shahadev Rambhau Gayake<br>Co-Borrower: Indu Rama Gayake<br>Guarantor : | 11-11-2025<br><br>For **Rs:** 2372154**/-** (Rupees Twenty Three Lakh Seventy Two Thousand One Hundred & Fifty Four Only) | Property No. 1276/2, Admeasuring 26 X 35 Foot I.E 910 Sq.Ft I.E 84.57 Sq.Mtr, Keshav Nagar, Behind Chavan Complex, Mauje Ghansawangi, Taluka Ghansawangi, Dist. Jalna , Jalna- 431209, Maharashtra. | **Reserve Price: Rs.1400000/-** (Rupees Fourteen Lakh Only)<br><br>**EMD: Rs. 140000/-** (Rupees One Lakh Forty Thousand Only)<br><br>**Last date of EMD Deposit:05-05-2026** | Date: 06-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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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 **Sachin Garade 7045766297 & Deepak Thakur 9823351505,** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: **contact@auctionbazaar.com.**
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4. 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;
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Place: Jalna

Date: 30-03-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301 Contact No.:- Chetan Patil - 7738061089 & Satish Sharma – 7045071138.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXKAL00815-160006126<br>Branch: Kalyan<br>Borrower: Dinesh Harishchandra Jadhav<br>Co-Borrower: Harishchandra Shantaram Jadhav<br>Guarantor : | 09-01-2026<br><br>For **Rs:** 789652/- (Rupees Seven Lakh Eighty Nine Thousand Six Hundred & Fifty Two Only) | Flat No B/003 Gr Floor B-Wing Tisai Cpmplex,S No 17,Hissa No 1/B At Village Adivali Dhokali Kalyan Behind Kaka Dhaba 421306 Thane Maharashtra | **Reserve Price: Rs.300000/-**<br>(Rupees Three Lakh Only)<br><br>**EMD: Rs. 30000/-**<br>(Rupees Thirty Thousand Only)<br><br>**Last date of EMD Deposit:07-05-2026** | Date: 08-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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 **Chetan Patil 7738061089 & Satish Sharma 7045071138,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **07-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **08-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Kalyan

Date: 01-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No-2,1st floor,Sai Niketan Building,Opp Mega Mart, Mumbai-Pune Road ,Dapodi Pimpri - 411012,Maharashtra Contact No.:- Sachin Garade - 7045766297 & Deepak Keswad – 9767323535.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOPIMPRI5524-250740340<br>Branch: Pimpri<br>Borrower: Pravat Kubera Sitha<br>Co-Borrower: Sasmita Pravat Sitha<br>Guarantor : | 22-01-2026<br><br>For **Rs:** 1622428**/-** (Rupees Sixteen Lakh Twenty Two Thousand Four Hundred & Twenty Eight Only) | Flat No. 08, 4Th Floor, Vimlai Niwas, Admeasuring 477 Sq.Ft I.E 44.33Sq.Mtr, Survey No. 40/4B, Admeasuring 1000 Sq. Ft, Mouje-Thergaon, Pimpri- Chinchwad Pune- 411033. | **Reserve Price: Rs.675000/-** (Rupees Thirteen Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 67500/-** (Rupees One Lakh Thirty Five Thousand Only)<br><br>**Last date of EMD Deposit:07-05-2026** | Date: 08-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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 **Sachin Garade 7045766297 & Deepak Keswad 9767323535,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **07-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **08-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Pimpri

Date: 01-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No-2,1st floor,Sai Niketan Building,Opp Mega Mart, Mumbai-Pune Road ,Dapodi Pimpri - 411012,Maharashtra Contact No.:- Sachin Garade - 7045766297 & Deepak Keswad – 9767323535.

E-Auction Sale Notice of 30 Days Days 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.

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| 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: LXMOPIMPRI5524-250739358<br>Branch: Pimpri<br>Borrower: Pravat Kubera Sitha<br>Co-Borrower: Sasmita Pravat Sitha<br>Guarantor : | 22-01-2026<br><br>For **Rs:** 1637002/- (Rupees Sixteen Lakh Thirty Seven Thousand &Two Only) | Flat No. 09, 4Th Floor, Vimlai Niwas, Admeasuring 477 Sq.Ft I.E 44.33Sq.Mtr, Survey No. 40/4B, Admeasuring 1000 Sq. Ft, Mouje-Thergaon, Pimpri- Chinchwad Pune- 411033. | **Reserve Price: Rs.675000/-** (Rupees Six Lakh Seventy Five Thousand Only)<br><br>**EMD: Rs. 67500/-** (Rupees Sixty Seven Thousand Five Hundred Only)<br><br>**Last date of EMD Deposit:07-05-2026** | Date: 08-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **07-05-2026**;

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Place: Pimpri

Date: 01-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No. 214, 3rd Floor, Shyam Arcade, Block no. 66, Plot No. 1 to 6 A,B,C, Nr. Modi hospital, Bardoli Road, Maninagar, Kadodara, Surat - 394327,Gujarat Contact No.:- Parmardinesh - 9054509790 & Rajput Hemant – 9372713179.

E-Auction Sale Notice of 30 Days Days 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.

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| 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: LXADA00217-180067744<br>Branch: Adajan<br>Borrower: Pankaj Jeetubhai Shende<br>Co-Borrower: Jeetubhai Rameshbhai Mistry<br>Guarantor : | 21-01-2026<br><br>For **Rs:** 938478/- (Rupees Nine Lakh Thirty Eight Thousand Four Hundred & Seventy Eight Only) | Flat No. C/D-301 Area Adm 700Sq Ft At Aastha Residency New Bamroli Road 394221 Chorasi Surat Gujarat | **Reserve Price: Rs.650000/-** (Rupees Six Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 65000/-** (Rupees Sixty Five Thousand Only)<br><br>**Last date of EMD Deposit:10-05-2026** | Date: 11-05-2026<br><br>11:00 Pm to 02:00 Pm (with unlimited extensions of 5 minute each) |

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 **Parmardinesh 9054509790 & Rajput Hemant 9372713179,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **10-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **10-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Adajan

Date: 03-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch R-11, 3rd Floor, Hardev Complex, Zone - 2, M. P. Nagar, Bhopal - 462011, Madhya Pradesh
Contact No.:- Tarun Raghuvanshi - 9324921028 & Pankaj pandey – 9340143244.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBHO00116-170023728<br>Branch: Bhopal<br>Borrower: Abhilasha Sanjeev Kumar Tank<br>Co-Borrower: Sanjeev Ram Chandar Kumar<br>Guarantor : | 21-01-2022<br><br>For **Rs:** 1049122/- (Rupees Rupees Ten Lac Forty Nine Thousand One Hundred Twenty Two Only) | Plot No- 108, 107, 106, 105, Kh.No.- 124, Ward No.- 15, Tekapar Garhi, Gairatganj, Raisen, Dhangawa Road, Raisen, Madhya Pradesh- 464884 | **Reserve Price: Rs.132000/-** (Rupees One Lakh Thirty Two Thousand Only)<br><br>**EMD: Rs. 13200/-** (Rupees Thirteen Thousand Two Hundred Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Tarun Raghuvanshi 9324921028 & Pankaj pandey 9340143244,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **18-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bhopal

Date: 11-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch R-11, 3rd Floor, Hardev Complex, Zone - 2, M. P. Nagar, Bhopal - 462011, Madhya Pradesh
Contact No.:- Tarun Raghuvanshi - 9324921028 & Pankaj pandey – 9340143244.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBHO00116-170030497<br>Branch: Bhopal<br>Borrower: Lalji Ram Sukh Lal Namdev<br>Co-Borrower: Neetu Lalji Ram Namdev<br>Guarantor : Bhagwansingh Babulal Raghuwanshi | 11-05-2023<br><br>For **Rs:** 730063/- (Rupees Rupees Seven Lac Thirty Thousand Sixty Three Only) | Khasra No-119/1/1/1/2, Ward No-15, Gairatganj, Plot No.233, 234, 235, 236, Raisen, Bhopal, Madhya Pradesh 464551 | **Reserve Price: Rs.96000/-**<br>(Rupees Ninety Six Thousand Only)<br><br>**EMD: Rs. 9600/-**<br>(Rupees Nine Thousand Six Hundred Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Tarun Raghuvanshi 9324921028 & Pankaj pandey 9340143244,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **18-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bhopal

Date: 11-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch R-11, 3rd Floor, Hardev Complex, Zone - 2, M. P. Nagar, Bhopal - 462011, Madhya Pradesh
Contact No.:- Tarun Raghuvanshi - 9324921028 & Pankaj pandey – 9340143244.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBHO00116-170025386<br>Branch: Bhopal<br>Borrower: Rakesh Lalchand Verma<br>Co-Borrower: Archana Rakesh Lodhi<br>Guarantor : | 07-06-2018<br><br>For **Rs:** 414819/- (Rupees Rupees Four Lac Fourteen Thousand Eight Hundred Nineteen Only) | Plot No.232,237 Ward No.15,Gairatganj, Dist. Raisenvillage Gairatgan Jdhangawa Rd464551Raisenmadhya Pradeshindia | **Reserve Price: Rs.48000/-**<br>(Rupees Forty Eight Thousand Only)<br><br>**EMD: Rs. 4800/-**<br>(Rupees Four Thousand Eight Hundred Only)<br><br>**Last date of EMD Deposit:03-05-2026** | Date: 04-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Tarun Raghuvanshi 9324921028 & Pankaj pandey 9340143244,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **03-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **18-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bhopal

Date: 11-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 2nd Floor, Rockford Business Center, Udhna Darwaja, Surat - 395002, Gujarat Contact No.:- Dinesh Parmar - 9054509790 & Rajput Hemant – 9372713179.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOSURA121-220621919<br>Branch: Surat<br>Borrower: Anil Mandi<br>Co-Borrower: Mohuya Tudu<br>Guarantor : Samir Swapanbhai Saha | 11-12-2025<br><br>For **Rs:**<br>538823/- (Rupees Five Lakh Thirty Eight Thousand Eight Hundred & Twenty Three Only) | Flat No A/1- 105, Built Up Area 381.36 Sq.Ft I.E 35.43 Sq.Mtr And Carpet Area 353.92 Sq.Ft I.E 32.88 Sq.Mtr, Building Known As Manvay Residency, Block No. 142, Revwnue Record Hec-3.96 Are, Lan No 142/2 Total Admeasuring 7720 Sq.Mtr, District Surat, Subdistrict And Taluka Palsana, Mouje Kadodara,Chorasi Surat Gujarat- 394327. | **Reserve Price: Rs.350000/-**<br>(Rupees Three Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 35000/-**<br>(Rupees Thirty Five Thousand Only)<br><br>**Last date of EMD Deposit:07-05-2026** | Date: 08-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Dinesh Parmar 9054509790 & Rajput Hemant 9372713179,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **07-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **23-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Surat

Date: 16-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No.206,207 and 208, 2nd Floor, S.No. 153A/1 to 4/1, 1 to 4/2, 1 to 4/5 Mega Centre, Solapur Road, Hadapsar- 411028, Maharashtra Contact No.:- Sachin Garade - 7045766297 & Deepak Keswad – 9767323535.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXPUN00417-180051795<br>Branch: Pune2<br>Borrower: Sarataj Jabbar Pirajade<br>Co-Borrower: Naziya Sartaj Pirjade<br>Guarantor : | 18-11-2025<br><br>For **Rs:** 676164**/-** (Rupees Six Lakh Seventy Six Thousand One Hundred & Sixty Four Only) | Flat No 202, Admeasuring 245 Sq.Ft I.E 22.76 Sq.Mtrs, 2Nd Floor, "Mariyam Heights" Building, Mouje- Hadapsar, Survey No. 75/29/2, Admeasuring 00 Hectre 2 Are I.E 200 Sq.Mtr, Lane No.12A, Sayyed Nagar, Mohammad Wadi, Hadapsar, Pune Maharashtra- 411028. | **Reserve Price: Rs.320000/-**<br>(Rupees Three Lakh Twenty Thousand Only)<br><br>**EMD: Rs. 32000/-**<br>(Rupees Thirty Two Thousand Only)<br><br>**Last date of EMD Deposit:07-05-2026** | Date: 08-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Sachin Garade 7045766297 & Deepak Keswad 9767323535,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **07-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **23-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Pune2

Date: 16-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 2nd Floor, Rockford Business Center, Udhna Darwaja, Surat - 395002, Gujarat Contact No.:- Dinesh Parmar - 9054509790 & Rajput Hemant – 9372713179.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXSUR00216-170022603<br>Branch: Surat<br>Borrower: Vinod Bapu Patil<br>Co-Borrower: Sonali Vinod Patil<br>Guarantor : | 09-01-2026<br><br>For **Rs:** 523552/- (Rupees Five Lakh Twenty Three Thousand Five Hundred & Fifty Two Only) | Flat No 107 Pramukh Palace Megh Plaza Soc Nr Palsana Chokdi National Highway No. 8 Palsana R.S No 51,Block No 48,Plot No 17 To 21,Total Adm 304.37 Sq Mtrs , Surat B/H Hari Residency 394315 Chorasi Surat Gujarat | **Reserve Price: Rs.100000/-**<br>(Rupees One Lakh Only)<br><br>**EMD: Rs. 10000/-**<br>(Rupees Ten Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Dinesh Parmar 9054509790 & Rajput Hemant 9372713179,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **23-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Surat

Date: 16-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No.501 and 502, Laxmi Enclave Apartment, Pandit Colony, Nashik - 422002, Maharashtra
Contact No.:- Deepak Prakashchandra Thakur - 7045828073 & Yogesh Ramdas Sonawane – 8779064207.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXNAS00116-170029678<br>Branch: Nashik<br>Borrower: Ranjanbabu Shripat Ahire<br>Co-Borrower: Sunita Ranjan Ahire<br>Guarantor : | 18-06-2024<br><br>For **Rs:** 477438/- (Rupees Rupees Four Lac Seventy Seven Thousand Four Hundred Thirty Eight Only) | Plot No.77(P) Savidhan Nagar Bayegaon Mauje Bayegaon Tal.Malegaon Nashik S.No.194/2(P) Plot No.77(P) 0 0 B/H.Oil Mill Near Ravalgaon Naka 423203 Nashik Maharashtra | **Reserve Price: Rs.300000/-**<br>(Rupees Three Lakh Only)<br><br>**EMD: Rs. 30000/-**<br>(Rupees Thirty Thousand Only)<br><br>**Last date of EMD Deposit:10-05-2026** | Date: 11-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Deepak Prakashchandra Thakur 7045828073 & Yogesh Ramdas Sonawane 8779064207,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **10-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **24-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Nashik

Date: 17-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No.501 and 502, Laxmi Enclave Apartment, Pandit Colony, Nashik - 422002, Maharashtra
Contact No.:- Sachin Garade - 7045766297 & Deepak Thakur – 9823351505.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXNAS00316-170035595<br>Branch: Nashik2<br>Borrower: Kawal Shadev Sing<br>Co-Borrower: Asha Kawal Sing<br>Guarantor : | 20-07-2021<br><br>For **Rs:** 1707355/- (Rupees Rupees Seventeen Lac Seven Thousand Three Hundred Fifty Five Only) | Flat No. - 12, 2Nd Floor, Geet Gauri Co - Op Hsg Society Ltd., Survey No. - 35/4A/1, Plot No. - 3, Saptashrungi Nagar, Lokhande Mala, Nashik, Maharashtra - 422101 | **Reserve Price: Rs.1325000/-** (Rupees Thirteen Lakh Twenty Five Thousand Only)<br><br>**EMD: Rs. 132500/-** (Rupees One Lakh Thirty Two Thousand Five Hundred Only)<br><br>**Last date of EMD Deposit:10-05-2026** | Date: 11-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Sachin Garade 7045766297 & Deepak Thakur 9823351505,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **10-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **24-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Nashik2

Date: 17-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301 Contact No.:- Rakesh Manohar Kandare - 9967337288 & Sachin Ransing Rajput – 8530121654.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXKAL00314-150002302<br>Branch: Kalyan<br>Borrower: Prakash Kachru Chandwadkar<br>Co-Borrower: Shobha Prakash Chandwadkar<br>Guarantor : | 21-09-2017<br><br>For **Rs:** 2567935/- (Rupees Rupees Twenty Five Lac Sixty Seven Thousand Nine Hundred Thirty Five Only) | Flat No 1008, 10 Th Floor Regency Sarvam Complex Bld No 25 Ganpati Mandir Road Titwala East, Village- Manda Manda & Titwala 421605 Thane Maharashtra India | **Reserve Price: Rs.2000000/-** (Rupees Twenty Lakh Only)<br><br>**EMD: Rs. 200000/-** (Rupees Two Lakh Only)<br><br>**Last date of EMD Deposit:10-05-2026** | Date: 11-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rakesh Manohar Kandare 9967337288 & Sachin Ransing Rajput 8530121654,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **10-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **24-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Kalyan

Date: 17-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301 Contact No.:- Rakesh Manohar Kandare - 0 & Rakesh Manohar Kandare – 0.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXKAL00116-170029597<br>Branch: KALYAN<br>Borrower: Swapnil Lalasaheb More<br>Co-Borrower: Nitin Lalasaheb More<br>Guarantor : | 09-05-2025<br><br>For **Rs:** 1614772/- (Rupees Sixteen Lakh Fourteen Thousand Seven Hundred & Seventy Two Only) | Flat No.204 2Nd Flr Vighnharta Dharna Complex House No.43 Ad Measuring 405 Sq.Feet Vill Rohinjan Taloja Panvel Raigad Near Rohinjan Auto Stop 410206 Raigarh Maharashtra | **Reserve Price: Rs.750000/-** (Rupees Seven Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 75000/-** (Rupees Seventy Five Thousand Only)<br><br>**Last date of EMD Deposit:10-05-2026** | Date: 11-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rakesh Manohar Kandare 0 & Rakesh Manohar Kandare 0,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **10-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **25-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: KALYAN

Date: 18-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shop No. 501, 5th Floor, M.V.Plaza, Survey No.254, 252,Above ICICI Bank, Nr Railway Stn. Virar (E) - 401305, Maharashtra Contact No.:- Rakesh Manohar Kandare - 9967337288 & Chandrashekhar Shriram Kumbhar – 9372704932.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXVAS00116-170030151<br>Branch: Vasai<br>Borrower: Ketan Sharad Choudhari<br>Co-Borrower: Tejaswi Ketan Chaudhari<br>Guarantor : | 09-04-2024<br><br>For **Rs:** 1205628/- (Rupees Rupees Twelve Lac Five Thousand Six Hundred Twenty Eight Only) | Flat No 002 Ground Floor B Wing Shree Sai Complex Nandivali Sarvey No. 26 Hissa No. 3Part Nr. Ashirwad Bunglow Dombivali Thane Maharashtra 400601 | **Reserve Price: Rs.630000/-**<br>(Rupees Six Lakh Thirty Thousand Only)<br><br>**EMD: Rs. 63000/-**<br>(Rupees Sixty Three Thousand Only)<br><br>**Last date of EMD Deposit:11-05-2026** | Date: 12-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rakesh Manohar Kandare 9967337288 & Chandrashekhar Shriram Kumbhar 9372704932,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **11-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **27-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Vasai

Date: 20-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No F-1, 1st Floor, Nazool Block No 57, Plot No 8/2, Indira Nagar Ward No 2, DwarkaJi Complex, Sagar - 470001,Madhya Pradesh Contact No.:- Manishkumar Omprakash Yadav - 9826473666 & Shashikant Chaturvedi – 8964966355.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXSAG00116-170038185<br>Branch: Sagar<br>Borrower: Gokul Bhaiyaram Ahirwar<br>Co-Borrower: Suman Gokul Ahirwar<br>Guarantor : | 09-05-2025<br><br>For **Rs:**<br>1192178/- (Rupees Rupees Eleven Lac Ninety Two Thousand One Hundred Seventy Eight Only) | Plot Part On Kh.No;-122/6 Ph No;-71 Ward No 08 Shivaji Ward Mokronia Tehsil&Dist-Sagar (M.P) 470002 Sagar Madhya Pradesh | **Reserve Price: Rs.500000/-**<br>(Rupees Five Lakh Only)<br><br>**EMD: Rs. 50000/-**<br>(Rupees Fifty Thousand Only)<br><br>**Last date of EMD Deposit:11-05-2026** | Date: 12-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Manishkumar Omprakash Yadav 9826473666 & Shashikant Chaturvedi 8964966355,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **11-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **27-04-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Sagar

Date: 20-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No. 201-202 Shagun Arcade, Vijay Nagar Crossing , Indore - 452010, Madhya Pradesh
Contact No.:- Manishkumar Omprakash Yadav - 9826473666 & Bhupendra Khichi – 9372704781.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOINDO722-230654804<br>Branch: Indore<br>Borrower: Shailendra Kotiya<br>Co-Borrower: Laxmi Kotiya<br>Guarantor : Ankit Badkeshriya | 08-04-2025<br><br>For **Rs:**<br>2960441/- (Rupees Rupees Twenty Nine Lakh Sixty Thousand Four Hundred & Forty One Only) | Flat No. 301 Situated At Third Floor Part Mpl No. 581 Carpet Area 593 Sq.Ft. Built Up Area 682 Sq.Ft. Super Built Up Area 927 Sq.Ft. Which Is 86.15 Square Feet Maya Mansion Apartment M.G. Road Indore Near Indraprasth Square 452001 Indore Madhya Pradesh | **Reserve Price: Rs.2550000/-**<br>(Rupees Twenty Five Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 255000/-**<br>(Rupees Two Lakh Fifty Five Thousand Only)<br><br>**Last date of EMD Deposit:15-05-2026** | Date: 16-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Manishkumar Omprakash Yadav 9826473666 & Bhupendra Khichi 9372704781,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **15-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **01-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Indore

Date: 24-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shreeji Tandle Arcade, 3rd Floor, Shivaji Chowk, Above Waman Hari Pethe Jewellers, Kalyan (W), Mumbai 421301 Contact No.:- Rakesh Manohar Kandare - 9967337288 & Sachin Ransing Rajput – 8097203185.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOTHANE5424-250795924<br>Branch: Thane<br>Borrower: Rajendra Sarjerao Kapase<br>Co-Borrower: Meera Rajendra Kapase<br>Guarantor : | 27-12-2025<br><br>For **Rs:** 2789472/- (Rupees Rupees Twenty Seven Lakh Eighty Nine Thousand Four Hundred & Seventy Two Only) | Grampanchayat House New No 1191, Old No.1316, Amdeasuring 3840 Sq.Ft, Including Construction Thereon, Mouje Umapur, Tal-Gevrai, Zp School, Beed, Maharashtra- 431130. | **Reserve Price: Rs.2500000/-** (Rupees )<br><br>**EMD: Rs. 250000/-** (Rupees )<br><br>**Last date of EMD Deposit:31-05-2026** | Date: 01-06-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rakesh Manohar Kandare 9967337288 & Sachin Ransing Rajput 8097203185,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **31-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Thane

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Office No.206,207 and 208, 2nd Floor, S.No. 153A/1 to 4/1, 1 to 4/2, 1 to 4/5 Mega Centre, Solapur Road, Hadapsar- 411028, Maharashtra Contact No.:- Sachin Garade - 7045766297 & Amit Suresh Nagawade – 7738159414.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXWAG00117-180058045<br>Branch: Wagholi<br>Borrower: Ashish Rahul Ahire<br>Co-Borrower: Asha Ashish Ahire<br>Guarantor : | 12-02-2026<br><br>For **Rs:** 2056401/- (Rupees Rupees Twenty Lakh Fifty Six Thousand Four Hundred & One Only) | Flat No 102,First Floor, Area Adm 498Sq Ft I.E 46.28 Sq M And Parking 7*3 I.E 21 Sq Ft At Kanifnath Sai Sahde Smruti Sr No 17,Hissa No 1/C/1/48,Area 02 R,Sixe 00 Rs 02 Paise,Shridhar Nager ,Village Dhanori, 411015 Haveli Pune Maharashtra | **Reserve Price: Rs.1500000/-** (Rupees )<br><br>**EMD: Rs. 150000/-** (Rupees )<br><br>**Last date of EMD Deposit:31-05-2026** | Date: 01-06-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Sachin Garade 7045766297 & Amit Suresh Nagawade 7738159414,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **31-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Wagholi

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch RKJSM Squares, 3rd Floor, # 6-3-670, Above Reliance Digital,Near Hyderabad Central, Punjagutta, Hyderabad - 500082, Telangana Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXHYB00417-180069127<br>Branch: Hyderabad<br>Borrower: Aluka Srinivas Rao<br>Co-Borrower: K Kalpana<br>Guarantor : | 17-02-2020<br><br>For **Rs:**<br>1559721/- (Rupees Rupees Fifteen Lakh Fifty Nine Thousand Seven Hundred & Twenty One Only) | Flat No.405, 4Th Floor, Sri Krishna Balaji Apartment, H.No. 13-6-439/1/A/91, Plot No. 91, S.No. 279, Ward No.13, Block No.6, Balajinagar, Gudimalkapur, Hyderabad, Telangana - 500028 | **Reserve Price: Rs.1605524/-**<br>(Rupees Sixteen Lakh Five Thousand Five Hundred & Twenty Four Only)<br><br>**EMD: Rs. 160552/-**<br>(Rupees One Lakh Sixty Thousand Five Hundred & Fifty Two Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Hyderabad

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOWAR220-210509521<br>Branch: Warangal<br>Borrower: Bikshapathi Manne<br>Co-Borrower: Swaroopa Manne<br>Guarantor : | 09-07-2024<br><br>For **Rs:**<br>1296619/- (Rupees Rupees Twelve Lakh Ninety Six Thousand Six Hundred & Nineteen Only) | H.No.40-3-188/1 Near Baptist Church Mamnoor Village Khila(Fort)-Warangal Mandal Warangal City & Urban District Sro Warangal Fort Telangana 0 0 Near Baptist Church 506166 Warangal Telangana | **Reserve Price: Rs.1200000/-**<br>(Rupees Twelve Lakh Only)<br><br>**EMD: Rs. 120000/-**<br>(Rupees One Lakh Twenty Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Warangal

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOWAR220-210485937<br>Branch: Warangal<br>Borrower: Kattaiah Kunta<br>Co-Borrower: Raju Kunta<br>Guarantor : | 09-06-2025<br><br>For **Rs:**<br>648503/- (Rupees Rupees Six Lakh Forty Eight Thousand Five Hundred & Three Only) | H.No.25-7-174/A/1, Siri Colony, Plot No.29, Sy.No.48 , Area Ad Measuring 9422 Sq.Yards, Kadipikonda Revenue Village, Hanamknda, Warangal, Urban District Telangana State,Near Govt. Boys Hostel , Warangal Telangana--506003 | **Reserve Price: Rs.550000/-**<br>(Rupees Five Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 55000/-**<br>(Rupees Fifty Five Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
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14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Warangal

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch RKJSM Squares, 3rd Floor, # 6-3-670, Above Reliance Digital,Near Hyderabad Central, Punjagutta, Hyderabad - 500082, Telangana Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXHYB00317-180051034<br>Branch: Hyderabad<br>Borrower: Naresh Billakanti<br>Co-Borrower: Chandramouli Chary Billakanti<br>Guarantor : | 23-06-2021<br><br>For **Rs:** 319774**/-** (Rupees Rupees Three Lakh Nineteen Thousand Seven Hundred & Seventy Four Only) | Open Plot No - 31, Greenvalley, Block - B, Sy Nos - 209, 210, 213, 214, Bahupet Village & Gram Panchayat, Yadagirigutta Mandal, Nalgonda, Andhra Pradesh - 508115 | **Reserve Price: Rs.100000/-**<br>(Rupees One Lakh Only)<br><br>**EMD: Rs. 10000/-**<br>(Rupees Ten Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Hyderabad

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Door No. 4/37-L-2-B, Ground Floor, SMR Square, Beside LIC Building, River View Colony, Kurnool - 518004, Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOKURNOL721-220624744<br>Branch: Kurnool<br>Borrower: Venkata Rama Chandra Rao Korakula<br>Co-Borrower: Jayalakshmi Kurakula<br>Guarantor : | 18-09-2023<br><br>For **Rs:** 1159766/- (Rupees Rupees Eleven Lakh Fifty Nine Thousand Seven Hundred & Sixty Six Only) | Flat No - 301, Sy.No:307/1, 3Rd Floor, In Plot No. 62,63 & 64 In Saibaba Appartment, Pasupala Village & Grama Panchayat Kurnool Mandal, Dist - Kurnool, Andhra Pradesh 518220 | **Reserve Price: Rs.1350000/-** (Rupees Thirteen Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 135000/-** (Rupees One Lakh Thirty Five Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Kurnool

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch RKJSM Squares, 3rd Floor, # 6-3-670, Above Reliance Digital,Near Hyderabad Central, Punjagutta, Hyderabad - 500082, Telangana Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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.

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| 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: LXHYB00216-170024058<br>Branch: Hyderabad<br>Borrower: Vijay Kumar Gopal Chawan<br>Co-Borrower: Jamuna Vijay Chawan<br>Guarantor : | 20-12-2021<br><br>For **Rs:** 800781**/-** (Rupees Rupees Eight Lakh Seven Hundred & Eighty One Only) | House No.- 192, Category L I G In Phase 2, Suvey No.- 626 / 1,Shamshabad Village And Gram Panchayath, Hyderabad, R.R Dist, Telangana- 501218 | **Reserve Price: Rs.720000/-**<br>(Rupees Seven Lakh Twenty Thousand Only)<br><br>**EMD: Rs. 72000/-**<br>(Rupees Seventy Two Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
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**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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
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11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
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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.

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19. *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: Hyderabad

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOVISHAK5523-240705871<br>Branch: Vishakhapatnam<br>Borrower: Vijaya Rayavarapu<br>Co-Borrower: Trinadh Rayavarapu<br>Guarantor : | 06-02-2025<br><br>For **Rs:** 1191913/- (Rupees Rupees Eleven Lakh Ninety One Thousand Nine Hundred & Thirteen Only) | D.No:7-01 Gramakantam S.No:17 Srungavarapukota-Thalari Village & Gramapachayati Srungavarapukota Mandal 0 0 Near Mpup School 535148 Vizianagaram Andhra Pradesh | **Reserve Price: Rs.1080000/-** (Rupees Ten Lakh Eighty Thousand Only)<br><br>**EMD: Rs. 108000/-** (Rupees One Lakh Eight Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Vishakhapatnam

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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| 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: LXMOVIJAYW921-220626750<br>Branch: Vijayawada<br>Borrower: Nagaraju Angirekula<br>Co-Borrower: Parvathi Angirekula<br>Guarantor : | 13-11-2024<br><br>For **Rs:** 1886060/- (Rupees Rupees Eighteen Lakh Eighty Six Thousand &Sixty Only) | Assmt. No. 1174 Sy. No. 60-4 Perakalapudi Grama Panchayat Duggirala Mandal 0 0 Near Zph High School 522305 Guntur Andhra Pradesh | **Reserve Price: Rs.1526458/-** (Rupees Fifteen Lakh Twenty Six Thousand Four Hundred & Fifty Eight Only)<br><br>**EMD: Rs. 152646/-** (Rupees One Lakh Fifty Two Thousand Six Hundred & Forty Six Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
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15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

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|---|---|---|---|---|
| LAN: LXVIJ00317-180054186<br>Branch: Vijayawada<br>Borrower: Sivanagamani Yanamadala<br>Co-Borrower: Rajeswari Yalamandala<br>Guarantor : | 20-07-2021<br><br>For **Rs:** 2463354/- (Rupees Rupees Twenty Four Lakh Sixty Three Thousand Three Hundred & Fifty Four Only) | Flat No - Sf1 & Sf2, Second Floor, R.S No - 121/6, Vijay Durga Residency, Ramavarapadu Grama Panchayathi, Vijayawada, Rural (M), Krishana, Andhra Pradesh - 521108 | **Reserve Price: Rs.1800000/-** (Rupees Eighteen Lakh Only)<br><br>**EMD: Rs. 180000/-** (Rupees One Lakh Eighty Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXVIJ00417-180051177<br>Branch: Vijayawada<br>Borrower: Bapanapalli Subbarao<br>Co-Borrower: Bapanapalli Vani<br>Guarantor : | 13-11-2024<br><br>For **Rs:**<br>2271137/- (Rupees Rupees Twenty Two Lakh Seventy One Thousand One Hundred & Thirty Seven Only) | R S No 235 Ward No 5 D No 5 378/B Mangalagiri Guntur District Ramalayam Temple 0 0 Mangalagiri 522503 Guntur Andhra Pradesh | **Reserve Price: Rs.1530000/-**<br>(Rupees Fifteen Lakh Thirty Thousand Only)<br><br>**EMD: Rs. 153000/-**<br>(Rupees One Lakh Fifty Three Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOVIJAYW5223-240685031<br>Branch: Vijayawada<br>Borrower: Mamatha Bathula<br>Co-Borrower: Prasad Babu Padarthi<br>Guarantor : | 13-11-2024<br><br>For **Rs:** 2631148**/-** (Rupees Rupees Twenty Six Lakh Thirty One Thousand One Hundred & Forty Eight Only) | Oor. No: 17-23-75 Vangara Sundar Rao Street Municipal Ward. No. 16 Present Ward. No. 48 Revenue Ward. No. 8 Block. No. 14 N.T.S. No. 441 Old Assmt. No. 12769 New Assmt. No. 104671 Present Assmt. No. 1073043072 In Pezzonipet Vijayawada Municipal Corporation 0 0 Hartupet 520003 Krishna Andhra Pradesh | **Reserve Price: Rs.2340000/-** (Rupees Twenty Three Lakh Forty Thousand Only)<br><br>**EMD: Rs. 234000/-** (Rupees Two Lakh Thirty Four Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXVIJ00118-190072298<br>Branch: Vijayawada<br>Borrower: Mr Karra Srinu<br>Co-Borrower: Mrs Karra Sailaja<br>Guarantor : | 06-09-2024<br><br>For **Rs:**<br>1036473/- (Rupees Rupees Ten Lakh Thirty Six Thousand Four Hundred & Seventy Three Only) | Door No-2-63 R S No-613/1 Meduru Panchayati Pamidimukkala Mandal . 0 0 Near Sbi 521247 Krishna Andhra Pradesh | **Reserve Price: Rs.990000/-**<br>(Rupees Nine Lakh Ninety Thousand Only)<br><br>**EMD: Rs. 99000/-**<br>(Rupees Ninety Nine Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: **contact@auctionbazaar.com.**
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4. 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;
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Place: Vijayawada

Date: 25-04-2026

Sd/-
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# Motilal Oswal Home Finance Limited

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Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMOVIJAYW5524-250727741<br>Branch: Vijayawada<br>Borrower: Naga Veerababu Gurajapu<br>Co-Borrower: Talupulamma Gurajapu<br>Guarantor : | 08-04-2025<br><br>For **Rs:** 2506428/- (Rupees Rupees Twenty Five Lakh Six Thousand Four Hundred & Twenty Eight Only) | Door. No: 1-149 Assmt. No. 149 Sy. No. 92 In Chiruvolu Lanka Road Mellamarthilanka Grama Panchayat Mopidevi Mandal Temple Krishna District And Andhra Pradesh-521121 0 0 Near Panchayat Office Krishna Andhra Pradesh 521121 | **Reserve Price: Rs.2318262/-** (Rupees Twenty Three Lakh Eighteen Thousand Two Hundred & Sixty Two Only)<br><br>**EMD: Rs. 231826/-** (Rupees Two Lakh Thirty One Thousand Eight Hundred & Twenty Six Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;

17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.
18. The same has been in published in our portal - https://motilaloswalhf.com

**19.** *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: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXVIJ03419-200074941<br>Branch: Vijayawada<br>Borrower: Pentela . Suresh<br>Co-Borrower: Pentela Anusha<br>Guarantor : | 09-07-2024<br><br>For **Rs:**<br>2111557/- (Rupees Rupees Twenty One Lakh Eleven Thousand Five Hundred & Fifty Seven Only) | D.No-8-108 Rs No- 662/2 Rythupeta Nandigama R S No:662/2 0 0 Near Old Power Office 521185 Nandigama Krishna Andhra Pradesh | **Reserve Price: Rs.1900000/-**<br>(Rupees Nineteen Lakh Only)<br><br>**EMD: Rs. 190000/-**<br>(Rupees One Lakh Ninety Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOVIJAYW5523-240715636<br>Branch: Vijayawada<br>Borrower: Pullaiah Meesala<br>Co-Borrower: Ebsiba Meesala<br>Guarantor : | 10-03-2025<br><br>For **Rs:** 1072158/- (Rupees Rupees Ten Lakh Seventy Two Thousand One Hundred & Fifty Eight Only) | Door. No: 3-89 Assmt. No. 526 R.S. No. 6-1A In Keesara Grama Panchayat Kanchikacherala Mandal Ntr District And Andhra Pradesh Near Swpc Shed Ithavaram 521183 Krishna Andhra Pradesh | **Reserve Price: Rs.1017713/-** (Rupees Ten Lakh Seventeen Thousand Seven Hundred & Thirteen Only)<br><br>**EMD: Rs. 101771/-** (Rupees One Lakh One Thousand Seven Hundred & Seventy One Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
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16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOVIJAYW5523-240670916<br>Branch: Vijayawada<br>Borrower: Suneetha Guduru<br>Co-Borrower: Srinivasu Guduru<br>Guarantor : | 07-11-2024<br><br>For **Rs:** 1443837/- (Rupees Rupees Fourteen Lakh Forty Three Thousand Eight Hundred & Thirty Seven Only) | Sy. No. 98/1 Adavinekkalam Velvadam Rd In Ganapavaram Grama Panchayat Mylavaram Mandal 0 0 Mylavaram 521230 Krishna Andhra Pradesh | **Reserve Price: Rs.1200000/-** (Rupees Twelve Lakh Only)<br><br>**EMD: Rs. 120000/-** (Rupees One Lakh Twenty Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXGUN00417-180067409<br>Branch: Guntur<br>Borrower: Adinarayana Poturi<br>Co-Borrower: Lakshmi Kattera<br>Guarantor : | 17-03-2025<br><br>For **Rs:**<br>1053867/- (Rupees Rupees Ten Lakh Fifty Three Thousand Eight Hundred & Sixty Seven Only) | D.No.149 5-34Th Minjumale Assessment No. 564 Gollapadu Gramakantham Near Sri Seetha Rama Swamy Temple Gollapadu Grama Panchayat Muppalla Mandal Guntur District . 0 0 522408 Guntur Andhra Pradesh | **Reserve Price: Rs.900000/-**<br>(Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-**<br>(Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Guntur

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOVIJAYW5222-230644074<br>Branch: Vijayawada<br>Borrower: Prasad Bethapudi<br>Co-Borrower: Rama Sundari Bethapudi<br>Guarantor : | 07-11-2024<br><br>For **Rs:** 1855995/- (Rupees Rupees Eighteen Lakh Fifty Five Thousand Nine Hundred & Ninety Five Only) | Second Floor Flat. No. Sf - 2 "Sri Lakshmi Enclave" L.P.No. 19/1997 Plot. No. 23 R.S. No. 95/1 In Gollapudi Grama Panchayat Ijayawada Rural Mandal Krishna District 0 0 Near Lanco Township 521225 Krishna Andhra Pradesh | **Reserve Price: Rs.1440000/-** (Rupees Fourteen Lakh Forty Thousand Only)<br><br>**EMD: Rs. 144000/-** (Rupees One Lakh Forty Four Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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Place: Vijayawada

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Sarojini Devi Complex, 2nd Floor, C. No. 7-24-2, 7-24-3 & 7-24-4, D No. 7-24-3/b, T Nagar, Above REPCO Bank, Rajamahendravaram - 533101,Andhra Pradesh Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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|---|---|---|---|---|
| LAN: LXMOGUNTUR5523-240682700<br>Branch: Guntur<br>Borrower: Srikanth Naik Banavath<br>Co-Borrower: Shirisha Megavath<br>Guarantor : | 08-08-2024<br><br>For **Rs:** 979816**/-** (Rupees Rupees Nine Lakh Seventy Nine Thousand Eight Hundred & Sixteen Only) | Door. No: 7-33 Assmt. No. 2788 Sy. No. 633 In Jonna Thali Agraharam Thanda Marturu Village & Mandal Bapatla District 0 0 Jonna Thali Agraharam Thanda 523301 Prakasam Andhra Pradesh | **Reserve Price: Rs.900000/-** (Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-** (Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Guntur

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXDAV00119-200074873<br>Branch: Davangere<br>Borrower: Hanumantha . R<br>Co-Borrower: Halamma . R<br>Guarantor : | 11-05-2023<br><br>For **Rs:** 653607/- (Rupees Rupees Six Lakh Fifty Three Thousand Six Hundred & Seven Only) | Property No 151200300800300059, Ass No 46/1, Site No 151200300800300060, Ass No 46/3, 46/1, And 46/3, Near Anjaneya Temple, Davangere, Karnataka 577589 | **Reserve Price: Rs.630000/-** (Rupees Six Lakh Thirty Thousand Only)<br><br>**EMD: Rs. 63000/-** (Rupees Sixty Three Thousand Only)<br><br>**Last date of EMD Deposit:17-05-2026** | Date: 18-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **17-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Davangere

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXDAV00117-180054122<br>Branch: Davangere<br>Borrower: Manjappa M .<br>Co-Borrower: Myasara Totappa .<br>Guarantor : | 14-09-2021<br><br>For **Rs:** 423584/- (Rupees Rupees Four Lakh Twenty Three Thousand Five Hundred & Eighty Four Only) | Property No - 124, E Property No - 151200401300101337, Hiremegalageri Village And Gp, Harapanahalli, Near Petrol Pump, Davangere, Karnataka - 583125 | **Reserve Price: Rs.600000/-** (Rupees Six Lakh Only)<br><br>**EMD: Rs. 60000/-** (Rupees Sixty Thousand Only)<br><br>**Last date of EMD Deposit:31-05-2026** | Date: 01-06-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **31-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Davangere

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXDAV00417-180068343<br>Branch: Davangere<br>Borrower: Rangaswamy Thimmappa<br>Co-Borrower: Renukamma Rangaswamy<br>Guarantor : | 14-09-2021<br><br>For **Rs:** 267828/- (Rupees Rupees Two Lakh Sixty Seven Thousand Eight Hundred & Twenty Eight Only) | Site No - 51, Katha No - 1081/1081/51, Kavadigara Hatti, Ashraya Badavane 2Nd Stage, Near Masjid, Munciple Corporation, Chitradurga, Karnataka - 577501 | **Reserve Price: Rs.360000/-** (Rupees Three Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 36000/-** (Rupees Thirty Six Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Davangere

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CTS 483 A1/A2 Sriram Plaza, Ground Floor, Behind Kotak Mahindra Bank, Off Club Road, Hubli - 580020, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXHOS00217-180056025<br>Branch: Koppal<br>Borrower: Afroz Basha<br>Co-Borrower: Tahera Shaik Ameer Basha<br>Guarantor : | 09-11-2022<br><br>For **Rs:** 447723/- (Rupees Rupees Four Lakh Forty Seven Thousand Seven Hundred & Twenty Three Only) | Property No.198, Ward No.05, Byasara Oni, At-Hospet, Dt-Bellary, Masjid, Koppal, Karnataka 583201 | **Reserve Price: Rs.360000/-** (Rupees Three Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 36000/-** (Rupees Thirty Six Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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2. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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

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Place: Koppal

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CTS 483 A1/A2 Sriram Plaza, Ground Floor, Behind Kotak Mahindra Bank, Off Club Road, Hubli - 580020, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXHUB00116-170046571<br>Branch: Hubli<br>Borrower: Alur Veerabhadrappa Virupaxappa<br>Co-Borrower: Chinnavva Yamanappa Sajjan<br>Guarantor : | 08-06-2023<br><br>For **Rs:** 752983/- (Rupees Rupees Seven Lakh Fifty Two Thousand Nine Hundred & Eighty Three Only) | Cts No. 3449/1, Cts No. 3448/1, Hungadkatti, Dandapur, Naragund, Karnataka 582207. | **Reserve Price: Rs.360000/-** (Rupees Three Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 36000/-** (Rupees Thirty Six Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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Place: Hubli

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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|---|---|---|---|---|
| LAN: LXHUB01216-170046171<br>Branch: Hubli<br>Borrower: Neelamma Umesh Doni<br>Co-Borrower: Umesh Doni<br>Guarantor : | 11-05-2023<br><br>For **Rs:** 245937/- (Rupees Rupees Two Lakh Forty Five Thousand Nine Hundred & Thirty Seven Only) | Sr.No.39/A, Wards No.02, Devihosur Village, Haveri, Dharwad, Haveri, Karnataka 581110 | **Reserve Price: Rs.360000/-** (Rupees Three Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 36000/-** (Rupees Thirty Six Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Hubli

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CTS 483 A1/A2 Sriram Plaza, Ground Floor, Behind Kotak Mahindra Bank, Off Club Road, Hubli - 580020, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXHUB00117-180051083<br>Branch: Hubli<br>Borrower: Tajabhakshi Nurasab Nadaf<br>Co-Borrower: Nabisab Nurasab Nadaf<br>Guarantor : | 12-10-2023<br><br>For **Rs:** 176460/- (Rupees Rupees One Lakh Seventy Six Thousand Four Hundred & Sixty Only) | Rs No.33/2, Plot No.77, Vpc No-778/77, Antur Village, Near Antur Government Hospital, Gadag Taluka, Karnataka 582101 | **Reserve Price: Rs.90000/-**<br>(Rupees Ninety Thousand Only)<br><br>**EMD: Rs. 9000/-**<br>(Rupees Nine Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Hubli

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBEL00217-180061808<br>Branch: Belgaum<br>Borrower: Abhishek Manohar Ambewadikar<br>Co-Borrower: Manisha Manohar Ambewadikar<br>Guarantor : | 25-05-2021<br><br>For **Rs:** 821549/- (Rupees Rupees Eight Lakh Twenty One Thousand Five Hundred & Forty Nine Only) | Property No - 150400300400120770, Gp No - 4913, Kangarali, Belgaum, Karnataka - 590001 | **Reserve Price: Rs.900000/-** (Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-** (Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Belgaum

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOBELGAU5524-250776144<br>Branch: Belgaum<br>Borrower: Bhushan Ghewade<br>Co-Borrower: Anjani Ghewade<br>Guarantor : | 10-07-2025<br><br>For **Rs:** 2676084/- (Rupees Rupees Twenty Six Lakh Seventy Six Thousand &Eighty Four Only) | Gp No 748/2 Rdpr No 150400300300101436, Total Area Ad Measuring 116.93 Sq.Mtr,Situated At Kadoli Village Tal & Dist Belagavi Shree Ganapti Temple Belgaum Karnataka-591143 | **Reserve Price: Rs.2350237/-** (Rupees Twenty Three Lakh Fifty Thousand Two Hundred & Thirty Seven Only)<br><br>**EMD: Rs. 235024/-** (Rupees Two Lakh Thirty Five Thousand &Twenty Four Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Belgaum

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBEL00117-180051079<br>Branch: Belgaum<br>Borrower: Irappa Shivappa Kaleri<br>Co-Borrower: Gangavva Shivappa Kaleri<br>Guarantor : | 09-05-2025<br><br>For **Rs:** 1399265/- (Rupees Rupees Thirteen Lakh Ninety Nine Thousand Two Hundred & Sixty Five Only) | Gp No 4475/A Sy No 434/21 Ad Measuring 47.60Sq.Mtr. Khasarwadi Village Tal & Dist : Belagavi Belgaum Karnataka 590008 | **Reserve Price: Rs.1309403/-** (Rupees Thirteen Lakh Nine Thousand Four Hundred & Three Only)<br><br>**EMD: Rs. 130940/-** (Rupees One Lakh Thirty Thousand Nine Hundred & Forty Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Belgaum

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBEL00217-180054817<br>Branch: Belgaum<br>Borrower: Mallikarjun Shankar Tukkar<br>Co-Borrower: Vinashri Mallikarjun Tukkar<br>Guarantor : | 15-12-2020<br><br>For **Rs:** 836617/- (Rupees Rupees Eight Lakh Thirty Six Thousand Six Hundred & Seventeen Only) | Property No/ - 150400305000220165, Gp No/ - 140/2, Hudali Village, Belagavi, Belgaum, Karnataka - 590016 | **Reserve Price: Rs.900000/-**<br>(Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-**<br>(Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:31-05-2026** | Date: 01-06-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **31-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Belgaum

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBEL00216-170045469<br>Branch: Belgaum<br>Borrower: Sunita Appalal Lamani<br>Co-Borrower: Appalal Hareshing Lamani<br>Guarantor : | 14-09-2021<br><br>For **Rs:** 1178823/- (Rupees Rupees Eleven Lakh Seventy Eight Thousand Eight Hundred & Twenty Three Only) | G P No - 481, Sy No - 89/17B, E Property No - 150400300400200712, Basanagar, Goundwad, Belgaum, Karnataka - 590010 | **Reserve Price: Rs.1000000/-** (Rupees Ten Lakh Only)<br><br>**EMD: Rs. 100000/-** (Rupees One Lakh Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Belgaum

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00417-180061636<br>Branch: Mysore<br>Borrower: Mahesha Chikkaliga Setti<br>Co-Borrower: Vani Mahesha<br>Guarantor : | 06-02-2025<br><br>For **Rs:** 431909/- (Rupees Rupees Four Lakh Thirty One Thousand Nine Hundred & Nine Only) | Sy. No. 684 Site No.20 Property No.128/1 Sosale Hobli Kempapura Halli Vatalu Graama Muguru Hobli T.Narasipura Nr.Govt High Schl Mysore 0 0 571124 T Narasipura Mysuru Karnataka | **Reserve Price: Rs.450000/-**<br>(Rupees Four Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 45000/-**<br>(Rupees Forty Five Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00418-190070837<br>Branch: Mysore<br>Borrower: Manikumar G Siddaramu<br>Co-Borrower: Rekha G M<br>Guarantor : | 22-10-2021<br><br>For **Rs:** 1062040/- (Rupees Rupees Ten Lakh Sixty Two Thousand &Forty Only) | Property No. - 91, Unique No. - 152200100707220158, Kolagala Village, Madapura Gramapanchayath, H D Kote, Mysore, Karnataka - 571125 | **Reserve Price: Rs.990000/-**<br>(Rupees Nine Lakh Ninety Thousand Only)<br><br>**EMD: Rs. 99000/-**<br>(Rupees Ninety Nine Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMYS00317-180066268<br>Branch: Mysore<br>Borrower: Manjunatha R<br>Co-Borrower: Poornima .<br>Guarantor : Shantharaju K | 22-02-2021<br><br>For **Rs:**<br>956250/- (Rupees Rupees Nine Lakh Fifty Six Thousand Two Hundred & Fifty Only) | E Property No - 152200404165000038, Property No - 33, Kurgalli Grama, Mysore, Karnakata - 570017 | **Reserve Price: Rs.900000/-**<br>(Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-**<br>(Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
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**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 **19-05-2026**;

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5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
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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.

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19. *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: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00117-180068923<br>Branch: Mysore<br>Borrower: Puneeth Prabhu Swamy<br>Co-Borrower: Rajamma Prabhu Swamy<br>Guarantor : | 09-01-2023<br><br>For **Rs:** 453286/- (Rupees Rupees Four Lakh Fifty Three Thousand Two Hundred & Eighty Six Only) | Property No.325/251, Nerale Village & Grama Panchayath, Unique No. 152200502000120235, Nr Guru Malleshwara Mata Nanjangudu, Mysore- Nanjangud, Maysuru, Karnataka 571312 | **Reserve Price: Rs.630000/-** (Rupees Six Lakh Thirty Thousand Only)<br><br>**EMD: Rs. 63000/-** (Rupees Sixty Three Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00417-180067967<br>Branch: Mysore<br>Borrower: Puttathyamma Chinnaswamy<br>Co-Borrower: Chinnaswamy Juttaiah<br>Guarantor : | 08-05-2022<br><br>For **Rs:** 578134/- (Rupees Rupees Five Lakh Seventy Eight Thousand One Hundred & Thirty Four Only) | Property No 176/176/1A, Unique No 152200101814720039, Lanke Village, Manuganahalli, Hd Kote, Mysore, Karnataka 571314 | **Reserve Price: Rs.720000/-** (Rupees Seven Lakh Twenty Thousand Only)<br><br>**EMD: Rs. 72000/-** (Rupees Seventy Two Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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

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Place: Mysore

Date: 25-04-2026

Sd/-
Authorised Officer
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# Motilal Oswal Home Finance Limited

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

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| 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: LXMYS00417-180064428<br>Branch: Mysore<br>Borrower: Suresha Venkategowda<br>Co-Borrower: Rani S S<br>Guarantor : | 11-05-2023<br><br>For **Rs:** 1083836/- (Rupees Rupees Ten Lakh Eighty Three Thousand Eight Hundred & Thirty Six Only) | No. 351/274, Bilikere Village & Grampanchayath, Near By Santhe Mala, Hunsur, Mysuru, Hunsur, Maysuru, Karnataka 571103 | **Reserve Price: Rs.1260000/-** (Rupees Twelve Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 126000/-** (Rupees One Lakh Twenty Six Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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Branch Shilpa Arched, 1st Floor, Plot no. 2679/A/2367/2657/B/2355/B/806, ward no. 18, Third main, Shankarapuram, Bidurumalle, Thota, Tumkar - 572102,Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXTUM00418-190069848<br>Branch: Tumkur<br>Borrower: Bhairappa Ningappa<br>Co-Borrower: Prakash Byrappa<br>Guarantor : | 12-10-2023<br><br>For **Rs:**<br>332130/- (Rupees Rupees Three Lakh Thirty Two Thousand One Hundred & Thirty Only) | Building At Site No. 5, Old Khata No. 129/189/5, New Khata No. 197/189/1, Kempanahalli Village, Huthridurga Hobli, Kunigal, Dist-Tumkur, Karnataka 572126 | **Reserve Price: Rs.450000/-**<br>(Rupees Four Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 45000/-**<br>(Rupees Forty Five Thousand Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Tumkur

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch No.212,3rd Floor, Above Hero Honda Showroom, Palace Orchid, Bellary Road, Sadashiv Nagar, Bangalore -560080, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBAN00316-170047642<br>Branch: Bengaluru<br>Borrower: Gopi Krishnappa<br>Co-Borrower: Chithra Gopi<br>Guarantor : | 10-12-2020<br><br>For **Rs:**<br>1992561**/-** (Rupees Rupees Nineteen Lakh Ninety Two Thousand Five Hundred & Sixty One Only) | Site No - 113, Katha No - 51/4, Sarakki, Village Uttarahalli, Bengaluru, Karnataka - 560078 | **Reserve Price: Rs.5310900/-**<br>(Rupees Fifty Three Lakh Ten Thousand Nine Hundred Only)<br><br>**EMD: Rs. 531090/-**<br>(Rupees Five Lakh Thirty One Thousand &Ninety Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **19-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bengaluru

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Shilpa Arched, 1st Floor, Plot no. 2679/A/2367/2657/B/2355/B/806, ward no. 18, Third main, Shankarapuram, Bidurumalle, Thota, Tumkar - 572102,Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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.

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| 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: LXMOTUMKUR220-210518297<br>Branch: Tumkur<br>Borrower: Pradeep Hs<br>Co-Borrower: Shivakumar B<br>Guarantor : | 12-09-2023<br><br>For **Rs:** 830360/- (Rupees Rupees Eight Lakh Thirty Thousand Three Hundred & Sixty Only) | Katha No 43/48/6, At Village- Heggere, Kasaba Hobli, Taluka & Dist-Tumkur, Karnataka 572107 | **Reserve Price: Rs.755656/-** (Rupees Seven Lakh Fifty Five Thousand Six Hundred & Fifty Six Only)<br><br>**EMD: Rs. 75566/-** (Rupees Seventy Five Thousand Five Hundred & Sixty Six Only)<br><br>**Last date of EMD Deposit:19-05-2026** | Date: 20-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: **contact@auctionbazaar.com.**
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4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
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Place: Tumkur

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Durga Complex, 1st Floor, Potion of CMC No.8-9-2381/1 & 8-9-242, Plot No-52, Sy No.57, Guru Nagar, Opposit Akkamahadevi College, Bidar - 585402 Dist, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXBID00218-190070040<br>Branch: Bidar<br>Borrower: Lokesh Kumar Kashinath<br>Co-Borrower:<br>Guarantor : | 07-10-2022<br><br>For **Rs:** 126018/- (Rupees Rupees One Lakh Twenty Six Thousand &Eighteen Only) | GP No - 2/98/1, SultanBad Village, Tq Humnabad, NEAR METHODIST Di Church, Khatak Chincholi Road, Sultanbad Village, LAXMI TEMPLE, BIDAR, KARNATAKA 585418 | **Reserve Price: Rs.518345/-**<br>(Rupees Five Lakh Eighteen Thousand Three Hundred & Forty Five Only)<br><br>**EMD: Rs. 51835/-**<br>(Rupees Fifty One Thousand Eight Hundred & Thirty Five Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bidar

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Empire Business Center, 2nd Floor, Lohar Gali, Humnabad Base Circle, Gulbarga - 585101, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXGUL00118-190071552<br>Branch: Gulbarga<br>Borrower: Lakhan Baburav Chavan<br>Co-Borrower: Krishna Bai Baburav Babu Chavan<br>Guarantor : | 09-11-2022<br><br>For **Rs:** 907629**/-** (Rupees Rupees Nine Lakh Seven Thousand Six Hundred & Twenty Nine Only) | Tmc No-12-56/C, Situated Kismat, Talkies Area, Wadi (Jn), Chittapur Tq, Gulbarha Dist, Kismath Takis, Chittapur, Gulbarga, Karnataka 585225 | **Reserve Price: Rs.1620000/-** (Rupees Sixteen Lakh Twenty Thousand Only)<br><br>**EMD: Rs. 162000/-** (Rupees One Lakh Sixty Two Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Gulbarga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Empire Business Center, 2nd Floor, Lohar Gali, Humnabad Base Circle, Gulbarga - 585101, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 30 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOGULBAR5221-220604737<br>Branch: Gulbarga<br>Borrower: Lakshamikant Dattu<br>Co-Borrower: Kasturi Dattu<br>Guarantor : Suresh Sharanappa Desai | 14-05-2025<br><br>For **Rs:** 1043224**/-** (Rupees Rupees Ten Lakh Forty Three Thousand Two Hundred & Twenty Four Only) | Sai Samadhan Residency, Flat No - Sf-2, Plot No - 270, Sy No - 17/1 17/4 19/2 19/3 20/4 20/5 Measuring In All 12.192 Mtrs. X 09.144 Mtrs.(111.48 Sq.Mtrs.) I.E., 1200 Sq.Ft.Situated At Naganalli Village Tq And Dist Gulbarga Near Railway Over Bridge And Police Training Centre, Karnataka-585105 | **Reserve Price: Rs.1500000/-**<br>(Rupees Fifteen Lakh Only)<br><br>**EMD: Rs. 150000/-**<br>(Rupees One Lakh Fifty Thousand Only)<br><br>**Last date of EMD Deposit:31-05-2026** | Date: 01-06-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **31-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (30 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **30 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Gulbarga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch Empire Business Center, 2nd Floor, Lohar Gali, Humnabad Base Circle, Gulbarga - 585101, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXGUL00417-180056121<br>Branch: Gulbarga<br>Borrower: Nandkishor Balareddy Konteme<br>Co-Borrower: Suvarna Nandakishore Konteme<br>Guarantor : | 18-06-2024<br><br>For **Rs:** 464413/- (Rupees Rupees Four Lakh Sixty Four Thousand Four Hundred & Thirteen Only) | Plot No 73 Sy No 121/4 Tadol Village Rajeshwar Hobali Basavakalyan Tq Bidar Dist. 0 0 585327 Bidar Karnataka | **Reserve Price: Rs.315000/-** (Rupees Three Lakh Fifteen Thousand Only)<br><br>**EMD: Rs. 31500/-** (Rupees Thirty One Thousand Five Hundred Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Gulbarga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXUDU00217-180054181<br>Branch: Udupi<br>Borrower: Harish Devadiga<br>Co-Borrower: Sarojini Devadiga<br>Guarantor : | 19-12-2019<br><br>For **Rs:** 878061**/-** (Rupees Rupees Eight Lakh Seventy Eight Thousand &Sixty One Only) | 11/17 P, Asharya 2/46, Ganada Kottige Bridge, Hosabettuhosabettu, Hp Petrol Pump, Dakshin Kannada, Karnataka - 575019 | **Reserve Price: Rs.900000/-**<br>(Rupees Nine Lakh Only)<br><br>**EMD: Rs. 90000/-**<br>(Rupees Ninety Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
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14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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19. *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: Udupi

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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.

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| 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: LXSHI00417-180069531<br>Branch: Shimoga<br>Borrower: Hanumanthappa Venkatesh<br>Co-Borrower: Sujatha Venkatesh<br>Guarantor : | 08-03-2023<br><br>For **Rs:** 610620/- (Rupees Rupees Six Lakh Ten Thousand Six Hundred & Twenty Only) | Asset No.262/1, Thadagani Hobli, Kyadeekoppa (Village), Thadagani (Gram Panchayat), Shikaripura (Tq), Shivamogga (District), Near Kyadeekoppa, Shimoga, Karnataka 400066 | **Reserve Price: Rs.540000/-**<br>(Rupees Five Lakh Forty Thousand Only)<br><br>**EMD: Rs. 54000/-**<br>(Rupees Fifty Four Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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**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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
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Place: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMOSHIMOG720-210547173<br>Branch: Shimoga<br>Borrower: Lokappa E<br>Co-Borrower: Rekha Lokappa<br>Guarantor : | 08-04-2025<br><br>For **Rs:** 1336934**/-** (Rupees Rupees Thirteen Lakh Thirty Six Thousand Nine Hundred & Thirty Four Only) | Khata Number 2/1, Property Under Panchayath E Swathu No. 152400404300300916 Measuring 6.7056*12.192 Mtr=81.75 C H Meter Channakeshaua Nagar Bhadrapura Road Iti College Shimoga Karnataka 577427 | **Reserve Price: Rs.1350000/-** (Rupees Thirteen Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 135000/-** (Rupees One Lakh Thirty Five Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00417-180068071<br>Branch: Mysore<br>Borrower: Gavisiddu Late Andanaiah<br>Co-Borrower: Savitha M M<br>Guarantor : | 20-12-2021<br><br>For **Rs:**<br>466277/- (Rupees Rupees Four Lakh Sixty Six Thousand Two Hundred & Seventy Seven Only) | Property No.- 94, Mahadevapura Village & Gp, Unique No.- 152100700200300136, Srirangapattana,Mandya, Shrirangapattana, Mandya Karnataka- 571415 | **Reserve Price: Rs.450000/-**<br>(Rupees Four Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 45000/-**<br>(Rupees Forty Five Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMYS00317-180061084<br>Branch: Mysore<br>Borrower: Nethra Venkatappa<br>Co-Borrower: Suresh Gundappa<br>Guarantor : | 08-08-2024<br><br>For **Rs:** 1449029**/-** (Rupees Rupees Fourteen Lakh Forty Nine Thousand &Twenty Nine Only) | Khatha Janjer No 617 Koorgalli Vill Koorgalli Mysore 0 0 570018 Maysuru Karnataka | **Reserve Price: Rs.1440000/-** (Rupees Fourteen Lakh Forty Thousand Only)<br><br>**EMD: Rs. 144000/-** (Rupees One Lakh Forty Four Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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2. 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;

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Place: Mysore

Date: 25-04-2026

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

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMYS00117-180063734<br>Branch: Mysore<br>Borrower: Partha B Lakshmanegowda<br>Co-Borrower: T L Gowda<br>Guarantor : | 23-06-2021<br><br>For **Rs:** 690999/- (Rupees Rupees Six Lakh Ninety Thousand Nine Hundred & Ninety Nine Only) | Property No - 441/E, Kasaba Hobli, Unique No - 152200400600100804, Behind Grand Mourya Hotel, Hinkal Grama, Mysuru, Karnataka - 570017 | **Reserve Price: Rs.720000/-** (Rupees Seven Lakh Twenty Thousand Only)<br><br>**EMD: Rs. 72000/-** (Rupees Seventy Two Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

Conditions **of E- Auction:**

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3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00317-180057545<br>Branch: Mysore<br>Borrower: Prasad Shivaraman<br>Co-Borrower: Lila Shivaraman<br>Guarantor : | 23-06-2021<br><br>For **Rs:** 900571**/-** (Rupees Rupees Nine Lakh Five Hundred & Seventy One Only) | Property No - 72, Assessment No - 3648/72, Ward No - 9, Rmc Ashraya Layout, West Side Of Devegowdanakoppalu Road, Periyapatana Town, Mysore, Karnataka - 571107 | **Reserve Price: Rs.990000/-**<br>(Rupees Nine Lakh Ninety Thousand Only)<br><br>**EMD: Rs. 99000/-**<br>(Rupees Ninety Nine Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMYS00116-170049994<br>Branch: Mysore<br>Borrower: Sunilkumar S H<br>Co-Borrower: Usha N<br>Guarantor : | 02-04-2020<br><br>For **Rs:**<br>1031831/- (Rupees Rupees Ten Lakh Thirty One Thousand Eight Hundred & Thirty One Only) | Property No. 39/39, Govindanahalli Village, Kasaba Hobli, Hunsur Taluka, Mysore, Karnataka - 571105 | **Reserve Price: Rs.1260000/-**<br>(Rupees Twelve Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 126000/-**<br>(Rupees One Lakh Twenty Six Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Mysore

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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.

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| 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: LXSHI00417-180051027<br>Branch: Shimoga<br>Borrower: Hanumanthamma Shivappa<br>Co-Borrower: Basavaraja Shivappa<br>Guarantor : | 08-02-2022<br><br>For **Rs:** 317249/- (Rupees Rupees Three Lakh Seventeen Thousand Two Hundred & Forty Nine Only) | Janjar No 2, Asset No 2A, Kammaragatte Village, Honnali, Davanagere, 577224, Davangere, Karnataka | **Reserve Price: Rs.450000/-** (Rupees Four Lakh Fifty Thousand Only)<br><br>**EMD: Rs. 45000/-** (Rupees Forty Five Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXSHI00417-180066221<br>Branch: Shimoga<br>Borrower: Jayamma T Ranganatha<br>Co-Borrower: Gopi R T Ranganatha<br>Guarantor : | 22-11-2021<br><br>For **Rs:** 287022**/-** (Rupees Rupees Two Lakh Eighty Seven Thousand &Twenty Two Only) | Property No/ - 2560/A124, Ward No/ - 11, R/O A K Coloney, Holalkere (Town), Chitradurga (District), Karnataka - 577526 | **Reserve Price: Rs.360000/-**<br>(Rupees Three Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 36000/-**<br>(Rupees Thirty Six Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXSHI00417-180066826<br>Branch: Shimoga<br>Borrower: Kirankumar Kumar Chandrappa<br>Co-Borrower: Champavathi Chandrappa<br>Guarantor : | 09-05-2025<br><br>For **Rs:** 908455/- (Rupees Rupees Nine Lakh Eight Thousand Four Hundred & Fifty Five Only) | Katha No 259/218/1 E Proprty No 152400102300100285 Ad Measuring E-W 3.9624 Mtr X N-S 27.42 Mtr Arebilachi Village Arebilachi G P Bhadravathi Shimoga 577233 Shimoga Karnataka | **Reserve Price: Rs.825550/-** (Rupees Eight Lakh Twenty Five Thousand Five Hundred & Fifty Only)<br><br>**EMD: Rs. 82555/-** (Rupees Eighty Two Thousand Five Hundred & Fifty Five Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
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16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

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Place: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch 1st Floor, Dr.Shivashankar Nagaratna Bldg, 4th Main, P J Extn, Davangere - 577004, Karnataka
Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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.

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| **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: LXMOSHIMOG721-220624856<br>Branch: Shimoga<br>Borrower: Praveena Basavarajappa<br>Co-Borrower: Bagevadi Road Lingapur Davangere Karnataka India 577243<br>Guarantor : | 10-12-2024<br><br>For **Rs:** 1083788/- (Rupees Rupees Ten Lakh Eighty Three Thousand Seven Hundred & Eighty Eight Only) | Survey No 151200501100120003 Plot No 112 Swamiavra Beedi Kulagatte Sasvahalli Anjaneya Swamy Temple 577224 Shimoga Karnataka | **Reserve Price: Rs.990000/-** (Rupees Nine Lakh Ninety Thousand Only)<br><br>**EMD: Rs. 99000/-** (Rupees Ninety Nine Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

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4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
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13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Shimoga

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch No.212,3rd Floor, Above Hero Honda Showroom, Palace Orchid, Bellary Road, Sadashiv Nagar, Bangalore -560080, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBAN00317-180063985<br>Branch: Bengaluru<br>Borrower: Lalitha B<br>Co-Borrower: Raghavendra Reddy<br>Guarantor : | 20-12-2021<br><br>For **Rs:**<br>1176891**/-** (Rupees Rupees Eleven Lakh Seventy Six Thousand Eight Hundred & Ninety One Only) | Site No.- 5 & 46, Survey No.- 26, Varthur Narasipura Village, Tavarekere- Post, Bangalore District-Bg ,South Bangalore Rural, Karnataka- 562130 | **Reserve Price: Rs.960000/-**<br>(Rupees Nine Lakh Sixty Thousand Only)<br><br>**EMD: Rs. 96000/-**<br>(Rupees Ninety Six Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bengaluru

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch No.212,3rd Floor, Above Hero Honda Showroom, Palace Orchid, Bellary Road, Sadashiv Nagar, Bangalore -560080, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXMOBANGAL5524-250749381<br>Branch: Bengaluru<br>Borrower: Sumalatha K<br>Co-Borrower: Ravindra P<br>Guarantor : | 24-11-2025<br><br>For **Rs:** 4734397/- (Rupees Rupees Forty Seven Lakh Thirty Four Thousand Three Hundred & Ninety Seven Only) | A Double Bedroom Apartment Bearing No. 011 On The Ground Floor Of Forming Of The Building In Cedar Court, Khatha No . 1563/468/138/468/Gf/011 Pid No. 3931024475 With A Super Built-Up Area Of 944 Sq.Ft (87.700432) (Carpet Area- 717 Sq.Ft/66.611451 Sq.Mtrs), Which Is Inclusives Of Proportionate Share In Common Areas Such As Passages, Lobbies, Lift, Staircases And Other Areas Of Common Use, With One Covered Car Parking Space In The Basement/ Ground Level Of The Building, Magnolia Valley Wood, Kenchanakuppe Village, Bidadi Hobli, Ramanagara Karnataka- 562109. | **Reserve Price: Rs.3200000/-** (Rupees Thirty Two Lakh Only)<br><br>**EMD: Rs. 320000/-** (Rupees Three Lakh Twenty Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;

3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;
4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
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16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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

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Place: Bengaluru

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch No.212,3rd Floor, Above Hero Honda Showroom, Palace Orchid, Bellary Road, Sadashiv Nagar, Bangalore -560080, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

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| 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: LXMOBANGAL5524-250764940<br>Branch: Bengaluru<br>Borrower: Asha Harish<br>Co-Borrower: T K Harish<br>Guarantor : | 10-10-2025<br><br>For **Rs:** 4206402**/-** (Rupees Rupees Forty Two Lakh Six Thousand Four Hundred & Two Only) | Flat No. 210,Area Ad Measuring 918 Square Feet, Magnolia Valley Wood Layout Magnolia Cedar Court Apartment Kanchanakuppe Second Floor Town Municipal Katha No.1563/468/138/468 Sy. No. 117 Kanchanakuppe Village Bidadi Hobli Ramanagara Taluk And District 562109 Ramanagaram Ramanagara Karnataka | **Reserve Price: Rs.3200000/-** (Rupees Thirty Two Lakh Only)<br><br>**EMD: Rs. 320000/-** (Rupees Three Lakh Twenty Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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4. 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;
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16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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.

18. The same has been in published in our portal - https://motilaloswalhf.com

19. *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: Bengaluru

Date: 25-04-2026

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

# Motilal Oswal Home Finance Limited

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

Branch CHS No. 3935/36, Kaliambrai Club Road, 1st Floor, Opp. Gov Civel Hospital, Belgaum - 590001, Karnataka Contact No.:- Rajasekaran K - 9025136986 & Boppuri Nagaraju – 7304997399.

E-Auction Sale Notice of 15 Days Days 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 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 i**n terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given 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: LXBEL00217-180068869<br>Branch: Belgaum<br>Borrower: Maruti Maryappa Kamble<br>Co-Borrower: Vittal Maryappa Kamble<br>Guarantor : | 15-12-2020<br><br>For **Rs:** 522278/- (Rupees Rupees Five Lakh Twenty Two Thousand Two Hundred & Seventy Eight Only) | Gp No - 130, Property No - 150400302700100161, Bachi, Belgaum, Karnataka - 591128 | **Reserve Price: Rs.800000/-**<br>(Rupees Eight Lakh Only)<br><br>**EMD: Rs. 80000/-**<br>(Rupees Eighty Thousand Only)<br><br>**Last date of EMD Deposit:22-05-2026** | Date: 23-05-2026<br><br>11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) |

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 **Rajasekaran K 9025136986 & Boppuri Nagaraju 7304997399,** 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. 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;
3. For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.auctionbazaar.com/) 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 **22-05-2026**;

4. 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;
5. 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
6. The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15 Days$^{th}$) 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;
7. Date of Inspection of the Immovable Property is on **02-05-2026**\ between **11.30 AM to 04.00 PM**.
8. 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;
9. 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;
10. Sale is subject to the confirmation by the Authorised Officer;
11. 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;
12. The Borrower(s)/Guarantor(s) are hereby given **15 Days 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.
13. 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.
14. **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'.
15. 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;
16. 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;
17. Special Instruction: e-Auction shall be conducted by the Service Provider, **M/s. ARCA EMART PRIVATE 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 **Auction Bazar** 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

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Place: Belgaum

Date: 25-04-2026

Sd/-
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