



**Motilal Oswal Home Finance Limited**  
 Regd. Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898  
 Website: www.motilalosalwfh.com Email: hq@motilalosalwfh.com

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

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited ) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilalosalwfh.com as per the details given below:-

Date and time of E-Auction Date:	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price / EMD / Last date of EMD
LAN: LXPUN00316-170048848 BRANCH: PUNE2 BORROWER: DEEPAK BALU SHINDE CO-BORROWER: ALISHA DIPAK SHINDE	12-09-2023 For Rs: 3159052/- (Rupees Thirty One Lakh Fifty Nine Thousand & Fifty Two Only)	Flat No-402, 4TH Floor, Ariana Complex, Sr.No-91/3, Front Of Spoon Hotel, Next To New To New Poona Bake Ry Wakad, Taluka-Haveli, Dist- Pune, Maharashtra-411057	Reserve Price: Rs.3000000/- (Rupees Thirty Lakh Only) EMD: Rs. 300000/- (Rupees Three Lakh Only) Last date of EMD Deposit:03-09-2025
LAN: LXPUN00115-160015215 BRANCH: PUNE2 BORROWER: JAVED RASHID SHAIKH CO-BORROWER: SABERABI RASHID SHAIKH GUARANTOR: SHEZAD SHABIR ATTAR	06-02-2025 For Rs: 2496877/- (Rupees Twenty Five Lakh Ninety Six Thousand Six Hundred & Eighty Seven Only)	Flat No 01 And 02 And 2C Measuring 303.51 Sq.Mtrs With N/A/C Kamaldeep Society S.No.8A Plot No.16 Kondhwa Khurd 0 0 N.R. Shital Petrol Pump Opposite 411048 Pune Maharashtra	Reserve Price: Rs.2500000/- (Rupees Twenty Five Lakh Only) EMD: Rs. 250000/- (Rupees Two Lakh Fifty Thousand Only) Last date of EMD Deposit:03-09-2025

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 Amit Suresh Nagawade 7738159414 & 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](mailto:contact@auctionbazaar.com).  
Place : Maharashtra / Date : 29.07.2025

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

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Place : Maharashtra / Date : 29.07.2025

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

## NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohnoor City Mall, Kohnoor City, Kiro Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 26878, Ganeshkhind Road, Bhandurde, Shivaji Nagar, Pune, Maharashtra 411016

**E-AUCTION – STATUTORY 30 DAYS SALE NOTICE**  
 Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.  
 Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	SIMPI SURESH GUPTA (BORROWER), SURESH BHAGWANDAS GUPTA (Co-Borrower) SANJAY CHATURAM GUPTA (Guarantor)	Rs.20,15,810/- (Rupees Twenty Lakhs Fifteen Thousand Eight Hundred and Ten Only) as on 26.07.2025 + Further Interest thereon + Legal Expenses for Lan no. LPUINSH00096747	Rs.20,29,400/- (Rupees Twenty Lakhs Twenty Nine Thousand Four Hundred Only)  Earnest Money Deposit: Rs.2,02,940/- (Rupees Two Lakhs Two Thousand Nine Hundred Forty Only)	11-09-2025 Between 11am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 05-08-2025 between 11.00 am to 3.00 pm Physical Possession Date: 28-03-2025

Description of the secured Asset: All That Part And Parcel Of Flat No. 202 On 2nd Floor Having Carpet Area Adm 34.05 Sq. Mtr With Two Wheeler Common Parking in Building in Sakhada Residency Gat No. 115/1, Village Chivshiwadi, Tal- Haveli, Dist- Pune 412105 Within Limits Of Pimpri Chinchwad Municipal Corporation

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontng.net> and Only those bidders holding valid Email, ID PROXY & PHOTO PROXY PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, BANK: STATE BANK OF INDIA account No. 65226845199 - SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN001593.

3) Last date for submission of online application BID form along with EMD is 10-09-2025.

4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontng.net> or Please contact Mr. Maulik Shrivasthi Ph. +91-6351096439/739527872, Help Line e-mail ID: [Support@auctiontng.net](mailto:Support@auctiontng.net)

Mobile No. 7400110339/7400113287/985654477 Sd/- Authorized Officer

Date: 29.07.2025 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)



**Phoenix ARC Private Limited**  
 Regd. Office: 3rd Floor, Wing B, Kohnoor City Mall, Kohnoor City, Kiro Road, Kurla (W), Mumbai-400070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 26878, Ganeshkhind Road, Bhandurde, Shivaji Nagar, Pune, Maharashtra 411016  
 CIN: U67190MH2007PTC168303 Email: [info@phoenixarc.co.in](mailto:info@phoenixarc.co.in), Website: [www.phoenixarc.co.in](http://www.phoenixarc.co.in)

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Date and time of E-Auction	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price / EMD
LAN: LXPUN00216-170035918 Branch: Pune Borrower: Basuraj Harishchandra Holikeri Co-Borrower: Laxmi Basuraj Holikeri	09-11-2022 For Rs: 489949/- (Rupees Four Lakh Eighty Nine Thousand and Nine Hundred & Forty Nine Only)	Plot No 47-B, Gat No 1039, Galkwad Properties, Near Railway Station, Urali Kanchan, Taluka Haveli, Pune Maharashtra 412070	Reserve Price: Rs.1,80,000/- (One Lakh Eighty Thousand Only) EMD: Rs. 18,000/- (Eighteen Thousand Only) Last date of EMD Deposit: 18-08-2025
LAN: LXDUA00415-160005577 Branch: Baramati Borrower: Vikram Balkrushna Sawant Co-Borrower: Anita Keshav Lonkar	31-01-2018 For Rs: 1540186/- (Rupees Fifteen Lakh Forty Thousand One Hundred & Eighty Six Only)	Flat No-7 2Nd Floor Phase-I Anand Apartment Near Panchashil Theater Daund Pune-413801 Near New Court 413801 Haveli - Punch Pune Maharashtra	Reserve Price: Rs.6,00,000/- (Six Lakh Only) EMD: Rs. 60,000/- (Sixty Thousand Only) Last date of EMD Deposit: 18-08-2025

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All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharad Dhapte 8976791951 & Ashok Dnyaneshwar Gopale 9321924161, Sailesh Iyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696, E-mail ID: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com). 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction and the Bid Form which will be submitted online. 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