



Mittal Oswal Home Finance Limited
 Regd. Office: Mittal Oswal Tower, Rahimullah Sayani Road Opp. Pad
 ST Depot, Prabhadevi, Mumbai - 400 025. Cs: 8291889898
 Website: www.mittal-oswal.com, Email: homefinance@mittal-oswal.com

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

E-Auction Sale Notice of 30 Days for Sale of Immovable Assets (in 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 Mittal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is" and "Whatsoever there is" by way of "online 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 mittal-oswal.com" as per the details given below :

Date and time of E-Auction Date: 30-09-2026 11:00 PM to 02:00 PM (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit: 29-09-2026			
Sr. No	Borrower(s)/Guarantor(s)/ Loan Account	Demand Notice Date and Amount	Reserve Price, EMD / Last date of EMD
1	LAN: LXPUN00116-170031922 Branch: Katraj Borrower: Chandrakant Dhalupale Yerbage Co-Borrower: Minakshi Chandrakant Yerbage	05-05-2026 For Rs: 705967/- (Rupees Seven Lac Five Thousand Nine Hundred Sixty Seven Only)	Flat Besselwadi, Ademesuring 40 Sq.Ft, I.E 39.95 Sq.Mtr, On The Fourth Floor, In The Project Called As 'Arjun Prestige'; Survey No .73 Hissa No.2 "Village: Dharyari, Taluka:Haveli, Dist Pune, Reserve Price: Rs. 720160/- (Rupees Seven Lakh Twenty Thousand One Hundred & Sixty Only) EMD: Rs. 72016/- (Rupees Seventy Two Thousand & Sixteen Only)
2	LAN: LXPUN00116-170039027 Branch: Hadapsar Borrower: Gautam Sopan Dhivar Co-Borrower: Suvarna Gautam Dhivar	06-05-2026 For Rs: 956649/- (Rupees Eight Lac Sixty Five Thousand Six Hundred Forty Nine Only)	Flat No. 5, Ademesuring About 400 Sq.Ft, I.E 37.17 Sq. Mtr (Built-Up) Along With Open Passage On The Second Floor In The Building Known As Sai Krupa Apartment Situated On Land Bearing New Gat No. 971 (Old No. 43) At Village Kadamwaskasti (Loni Kalthor), Taluka Haveli, Dist. Pune, Within The Limits of Grampanchayat Kadamwaskasti Reserve Price: Rs. 907683/- (Rupee Nine Lakh Six Thousand Six Hundred & Eighty Three Only) EMD: Rs. 90768/- (Rupees Ninety Thousand Seven Hundred & Sixty Eight Only)
3	LAN: LXMHOHF120-210525326 Branch: Kolhapur Borrower: Rohit Shivaji Co-Borrower: Shivaji Lahu Ghungurakar	12-12-2025 For Rs: 481769/- (Rupees Four Lakh Eighty One Thousand Seven Hundred & Sixty Nine Only)	Gram Panchayat Assessment Milkat No. 525 Ademesuring 60.25Sq.Mtr, I.E 648 Sq.Ft, Including R.C.C Construction Thereon Ademesuring 132.74 Sq.Mtr (Gram Panchayat Assessment No. 2023, Mouje Sangrudi, Tal- Karveer, Dist - Kolhapur, Maharashtra-516205). Reserve Price: Rs.528327/- (Rupees Five Lakh Twenty Eight Thousand Three Hundred & Twenty Seven Only) EMD: Rs. 52833/- (Rupees Fifty Two Thousand Eight Hundred & Thirty Three Only)
4	LAN: LXDUA00416-170025975 Branch: Pimpri Borrower: Nitin Ranganath Pansare Co-Borrower: Shubhangi Nitin Pansare	06-05-2026 For Rs: 595826/- (Rupees Five Lac Ninety Five Thousand Eight Hundred Twenty Six Only)	M.C.16113, With Proposed R.C.C. Construction 1054.83' Village Nimsakhar, Taluka Indapur Dist. Pune, Within Limits of Grampanchayat Nimsakhar And Within Limits Of Sub-Register Indapur. Reserve Price: Rs.624759/- (Rupees Six Lac Twenty Five Four Thousand Seven Hundred & Fifty Nine Only) EMD: Rs. 62476/- (Rupees Sixty Two Thousand Four Hundred & Seventy Six Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: credsoft.com of our Auction Service Provider, **Mrs. CREDSOLUTION INDIA PVT. LTD.** for bidding information & support, the details of the secured asset put up for Auction on the Web 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 **Vinod Tanaji Kamble-9927505614/Deepak Daji Naik-8888385577/Vinod Mohan Gadkar-865601137/Deepak Shivaji Keswad-7208816905/ Subhash Rajaram Shirsekar-9923465995/Babasaheb Mahadv Jadhav-708870468**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 9137100020, E-mail Id: balram@credsoft.com.

Place : Maharashtra/ Contact Date : 24.08.2026

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



बैंक ऑफ इंडिया

Bank of India

BOI

**Specialised Asset Recovery
Management Branch**

Mezzanine Floor, 70/80 M.G. Road,
Fort, Mumbai 400 001

CORRIGENDUM

Please refer to our E-Auction Sale Notice published in this newspaper on **22.08.2026** Sr. No: 1, Borrower : **M/s. PRB Agro Foods & Pvt. Ltd.**, In this notice for E-Auction EMD Amount was inadvertently printed wrong.
Please read EMD Amount : Rs. 53.4 Lakhs instead of Rs. 5.34 Lakhs
Other details will remain the same.

Date : **24.08.2026**
Sd/-

Place : **Mumbai**
Authorized Officer
Bank of India



THE
BIGGEST
CAPITAL
ONE CAN
POSSESS

KNOWLEDGE



FINANCIAL EXPRESS

Since 1951

[illegible]

ARB PUNE
Kind- University Road, Near Observatory,
Kar Hospital, Shivajinagar Pune 411005
recovery,Pune@bankofindia.bank.in,
Ph. No. : 020-25536090

Annexure B
Speed / Registered Post A/D

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(ntor)

**ISATION AND RECONSTRUCTION
INFORCEMENT OF SECURITY
ACT 2002**

and various credit facilities aggregating to
Vasundhara Gold Farmer Producer
as guarantor and executed letter of
2024 guaranteeing the due repayment
cost, charges and expenses due and

granted by the Bank and the outstanding
notice are as under:

Outstanding Interest Rs.	Uncharged Interest Rate Rs.	Total Dues Rs.
17,272.30	3,70,675.00	53,87,947.30
8,675.29	81,779.00	1,07,80,454.29
70,535.92	3,89,988.00	70,10,523.92
16,483.51	8,42,442.00	2,31,78,925.51

aken liability under the said letter of
credit facilities granted by us to the said
secured the repayment of the said credit
in favour of the Bank on the following

at **Gat no.1186@ Chinchner S.Limb,**
ng 4000 sq.mtr leased in the name of
m Hanumanat Jadhav.

Railway West : Canal North : Canal

in repayment of their liabilities, under
ordnance with the directions or guidelines

of our repeated demands/requests for
Bank, the principal debtor/s has not so
s guarantor/s became liable to pay the

hereby give you notice under Section
call upon you to discharge in full your
to the Bank sum of Rs.2,31,78,925.51
% p.a. compounded with monthly rests,
incurred by the Bank till repayment by
the date of notice, failing which we will
consequences exercise all or any of the
Utilization & Reconstruction of Financial
Interest Act, 2002, against the secured

ge your liability as above by payment
together with applicable interest, all costs,
the Bank till repayment and redeem the
mentioned above, please take important
SARFAESI Act, the right of redemption
to you only till the date of publication of
otations or tender from public or private
assignment or sale of the secured assets.
ing the powers mentioned above, will
costs, charges and expenses which are
es incidental thereto, and secondly in
mentioned above with contractual interest
date of actual realization and the residue
s' entire dues (including under any of
as borrower or guarantor) are fully

ered from the proceeds realized in the
wers against the secured assets, we
at you and your other assets including
fore Debt Recovery Tribunal/Courts,
due along with all costs etc. incidental

Section (13) of the aforesaid Act, after
ained from transferring or creating any
ured assets whether by way of sale,
nwise.

officer of the Bank to issue this notice
13 of aforesaid Act.

is addressed to you without prejudice to
to the Bank.

2) dated 04.10.2025 & 07.08.2026 be

Yours faithfully

Chief Manager
AUTHORISED OFFICER