



Phoenix ARC Limited

(Formerly Known As Phoenix ARC Private Limited)

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai- 400 057 Tel.: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U5090MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/suretyors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited pursuant to assignment of debt by Mottal Asahi Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website : www.phoenixarc.co.in as per the details given below

Date and time of E-auction:- Date: 22-10-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Sl. No.	Borrower(s) / Co-Borrower(s) Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1	LAN: LXJA080316-17003815 Branch: Jabalpur Borrower: Manish Prabhakar Bapat Co-Borrower: Beena Manish Bapat Guarantor :	18-01-19 For Rs: 19,80,512/- (Rupees Nineteen Lakh Eighty Thousand Five Hundred & Twelve Only)	Plot No 1 Kharsa No 944 945 946 N/7 No 212 P H No 8 Rnm Panagar Block Panagar Mouza Panagar Azad Ward 3 Tal Panagar Dist. Atychsis School 482001 Jabalpur Madhya Pradesh.	Reserve Price: Rs.1,75,000/- (One Lakh Seventy Five Thousand Only) EMD: Rs. 17,500/- (Seventeen Thousand Five Hundred Only) Last date of EMD Deposit:21-10-2026

Terms and 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 EMD Private Limited for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be available on the interested buyers may get the secured asset conveyed/delivered in their favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and fail to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/-Authorized Officer
Phoenix ARC Limited (Formerly Known As Phoenix ARC Private Limited)

DEBTS RECOVERY TRIBUNAL			
Government of India, Ministry of Finance, Department of Finance Services, (Banking Division) 2nd & 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency Road, Near Head Post Office, South Civil Lines, Jabalpur (M.P.) 482001			
Case No.: OAEX/156/2011 in O.A. No.135/ 2009			
BANK OF MAHARASHTRA VS NAV BHARAT PREES PVT. LTD.			
E-AUCTION NO. 193 / 2026			
Under mentioned properties will be sold by "on line e-auction" through website: https://baanknet.com for recovery of a sum of Rs.24.93,08,875.73 (Rupees Twenty Four Crore Ninety Three Lakh Eight Thousand Eight Hundred Seventy Five and Seventy Three Paise Only) payable by you/him in respect of Recovery Certificate in O.A. No. 135/2009 issued by the Presiding Officer, Debts Recovery Tribunal, Jabalpur with interest at 14.25% p.a. with monthly rest w.e.f. 28-07-2009 and costs payable as per recovery certificate til realization.			
Date and Time of E-auction : 18-11-2026 Between 12.00 Hours and 13.00 hours			
S. No.	SPECIFICATION OF THE PROPERTIES PUT FOR SALE	Upset/ Reserve Price	EMD/ Bid Price
1.	Plot No. 118 to 124, Swami Dayanand Saraswati Marg, District- Jabalpur (M.P) with area admeasuring 14035 sq.ft. and bearing S.No. 65, Book No. 99 of Nagar Nigam, Jabalpur, Triple Storied Commercial Building Near Motor Mitra Petrol Pump, Swami Dayanand Saraswati Ward, Teh & Dist.-Jabalpur.	Rs. 21.35,50,000.00 (Rupees Twenty One Crore Thirty Five Lakh Fifty Thousand only)	Rs. 2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only)
Details of encumbrances over property			Not Known
TERM AND CONDITIONS OF SALE			
1. All conditions of sale shall be governed by the provisions of the Recovery of Debts and Bankruptcy Act, 1993 read with the Second & the Third Schedules to the Income Tax Act, 1961 and the Income Tax (Certificate Proceedings) Rules 1962 and also guided by the Information Technology Act 2000 as amended from time to time.			
2. Prospective bidder may avail online training from service provider: Name of Auction Agency - Bank Asset Auction Network (BAANKNET) Helpline Nos. - + 91- 82912 20220 Helpline Email Address - support.baanknet@psballiance.com Bank Officer - Mr. Hariom Trivedi, Chief Manager, Mob. No. 9405719723 Date and Time of property inspection - 02-11-2026 between 12.00 a.m and 4.00 p.m			
3. Intending bidders are advised to go through website: https://baanknet.com for auction bid form and details, terms and conditions of sale before submitting their bids. 4. Bids should be submitted only online in the prescribed form along with a copy of identity document viz. the copy of PAN Card, Address Proof and Identity Proof, Email ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company as an attachment to the bid form. Bidder should satisfy himself with regard to correctness, measurement, encumbrances etc by their own sources (Govt. Office) also later on DRT will not be responsible for this. 5. 10% of the upset price i.e. EMD/Bid price for Rs.2,13,55,000.00 (Rupees Two Crore Thirteen Lakh Fifty Five Thousand only); must be remitted towards EMD deposited in Wallet Bank Asset Auction Network (BAANKNET) https://baanknet.com and the remittance must be clearly mentioned in the bid form. 6. Bids should be submitted on or before 17.00 Hours on 16-11-2026 online. 7. A copy of the bid form along with its enclosure submitted online should also be sent to Recovery Officer, DRT, Jabalpur, 2nd &, 3rd Floor, Sanchar Vikas Bhawan (BSNL Building), Residency Road, Near Head Post Office, South Civil Lines, Jabalpur so as to reach at the earliest. 8. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be for Rs. 21,50,000.00 (Rupees Twenty One Lakh Fifty Thousand only). ; In case of bid received before closure of Auction window, there shall be an automatic extension of 5 minutes in Auction time by the system. 9. The refund of EMD of the unsuccessful bidders will be remitted to the same account from which the payment has been made and no inquiry in this regard will be entertained. After deposit of EMD by intending bidder they cannot withdraw the EMD amount until they are declared as "Unsuccessful bidder" otherwise the amount will be forfeited. 10. In the case of immovable property listed in the schedule below, the highest bidder shall remit 25% of the bid amount (less EMD) on the next day on declaration, if the sale is knocked down in his/her favour, through RTGS/NEFT Current Account no. 7890303849 in the name of Recovery Officer, E-auction account, DRT Jabalpur with INDIAN BANK, CIVIL LINES BRANCH, JABALPUR.(IFSC Code:IDIB000C627), and in default of such deposit, the property shall forthwith be put up again and resold and amount deposited as EMD will be forfeited. 11. Highest bidder shall remit balance 75% of the sale amount along with poundage of 1% of sale amount plus Rs.10/- for each property separately within 15 days of auction, to the Account no. 7890303849 mentioned para No.10 through RTGS/NEFT/Money Transfer, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office working day after 15th day. In default of payment within the period mentioned above, the property shall be resold after the issue of a fresh proclamation of sale. The deposit will be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. 12. Property will be sold " As is Where is and No Complaint basis ". 13. Properties will not be sold below the upset price. 14. Recovery Officer have the absolute right to accept or reject the bid or postpone/cancel the sale without assigning any reason. 15. Intending bidders are advised to peruse copies of the title deed available with the CH Bank and also check the identity and correctness of the property details and encumbrances etc from their own sources also. DRT will not be responsible for correctness of same. 16. The bidders may participate in the e-auction by quoting / bidding from their own offices / places of their choice. Internet connectivity shall have to be ensured by each bidder himself. DRT/ Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, Power failure etc. 17. Highest bid will be provisionally accepted on "Subject-to-approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed in his/her favour. 18. The sale attracts Stamp Duty, Registration Charges, etc. as per relevant laws. 19. Sale Certificate will be issued only in the name/names of the bidders whose name/names are mentioned in the bid form. 20. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. 21. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy. 22. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment. 23. The e-auction service provider, the officials of the Bank, including their men, agents, servants, etc., facilitating the e-auction sale, shall maintain absolute strict confidentiality of the particulars of the bidders participating in the e-auction sale.			
Place: Jabalpur Date: 15-09-2026 NEELSH KUMAR AWADHIYA Recovery Officer II, DRT Jabalpur (M.P)			