LEGAL & RECOVERY DEPARTMENT ROAD, VAKOLA, SANTACRUZ (E), MUMBAI: 400 055. Tel No: 71999986/975/983/777

PUBLIC NOTICE FOR SALE

04.00 p.m.

STOCK FOR SALE ON "AS IS WHERE IS AND WHATEVER THERE IS BASIS".

(ASSET TAKEN OVER UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002)

NAME OF THE BORROWER / MORTGAGOR OUTSTANDING BALANCE Rs. 23,18,122.79 (Rupees Twenty Three Lakhs Eighteen Thousand One Hundred Twenty Two & Paise Seventy Nine Only) as on 31/10/2025 together with contractual interest and M/s. Hercules Industries (Proprietorship) Prop. Mr. Manish Malan legal & other incidental expenses with future interest prevailing from time to time from 31/10/2025 till the date of closure. LOCATION AND DETAILS OF THE ASSET DATE & TIME | EARNEST MONEY | DEPOSIT OF INSPECTION OPENING THE TENDER & AUCTION (In Lakhs) Stock includes Electrical Sockets, Plates, Regulator, Bulb Holder, Switches, Cable Socket etc at SVC Co-operative Bank 29/11/2025 0.50 06/12/2025 04.77 01.30 p.m. 09.30 a.m. Ltd; Basement of Vanvaria Apartments, S. V. Road, Khar West,

TERMS & CONDITIONS

Sale is strictly subject to the terms & conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned Asset and Tender Forms can be obtained from the Bank's corporate office, at the above mentioned address. Intending bidders should submit sealed tender for aforesaid Asset in the prescribed Tender Form only. The sealed cover should be accompanied with Demand Draft / Pay Order / NEFT / RTGS for Rs. 1,000/- being Non-refundable Tender fee & the separate Demand Draft / Pay Order / NEFT / RTGS for the Earnest Money Deposit of 10 % of the offer amount for the above property drawn on a Scheduled Bank, favoring "SVC Co-operative Bank Limited", payable at Mumbai should be deposited in the 'Tender Box' kept in the Corporate Office at the above address, before 05.30 P.M. on or before 05/12/2025. Account Details for NEFT / RTGS: Account Name: SVC Co-operative Bank Ltd, Account Number: 2001309480220013, IFSC Code: SVCB0000013. Tenders will be opened at the Corporate Office at Vakola as per the aforementioned schedule.

The borrowers, respective Tenderers / Guarantors / Owners of the security or their authorized representatives may remain present at the time of opening of tenders. The Authorized Officer of the Bank would have sole discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realise highest sale value for the Asset. They are, therefore, advised to remain present themselves or through their duly authorized representative(s). The Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers / bidders or to sell the Asset(s) through private negotiations with

any of the tenderers / bidders or other party / parties.

The Borrowers/Guarantors/Mortgagors are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice is not fully repaid The asset in question is under physical possession of SVC Co-operative Bank Ltd. The asset has been peacefully handed

Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.

8 The sale notice is also displayed on our website - https://www.svc.bank.in/notice-sale.

Place Mumbai

Loan File No/

Mr. Rohan Raiiv Pai Senior Manager & Authorised Officer

Date: 19/11/2025

on 12.11.2025 (Incl.

**GRIHUM HOUSING FINANCE LIMITED** 

17 MH0170610004219 /

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra
411014 Branch Off Unit: Office No.- 201 (Second floor), M. Baria Space, Commercial
Sale of secured immovable Building, Tirupati Nagar Phase II, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401303

4427869/- 2007666/-

auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20/12/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com

Nature of Possession Possession of Mature of Possession (Marchael Creditor) and Possession of Creditor in the Act read with Rules and 9 of the Security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20/12/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com

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SI. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount {B}	Possession {C}	Description of Property {D}	Reserve Price (E)	(10% of RP) {F}	Submission date {G}	Incremental Bid (H)	Inspection Date & Time {I}	time of Auction {J}	encumbrances/ Court cases if any {K}
1	Loan No. HM0491H17100171 VIVEK VIJAY AGRAHARI (BORROWER) POOJA VIVEK AGRAHARI (CO BORROWER)	Notice date: 09/07/2025 Total Dues: Rs. 869521/- (Rupees Eight Lakh SixtyNine Thousand Five Hundred TwentyOne Only) payable as on 09/07/2025 along with interest @14.85% p.a. till the realization	Physical	All That Piece & Parcel Of The Flat No. 002, On The Ground Floor, Adm 22.11 Sq. Mtrs. (Carpet), In The Building No. "Vrindavan City-C Wing", Type-C, In The Complex Known As "Vrindavan City", On Land Bearing Survey No. 28/3/1+30/3, At Village Kurgaon, Taluka & District- Palghar. Boundaries Of The Plot East-Na West-Na North-Na South-Na		Rs. 81,340/- (Rupees Eighty One Thousand Three Hundred Forty Only)	19/12/2025 Before 5 PM	10,000/-	15/12/2025 (11AM – 4PM)	20/12/2025 (11 AM- 2PM)	NIL
2	Loan No. HM0491H17100171 JITENDRA DHANRAJ PATIL (BORROWER) AASHABAI DHANRAJ PATIL (CO BORROWER)	Notice date: 09/07/2025 Total Dues: Rs. 1416852/- (Ru- pees Fourteen Lakh Sixteen Thousand Eight Hundred FiftyTwo Only) payable as on 99/07/2025 along with interest @12.35% p.a. till the realization.	Physical	All That Piece And Parcel Of The Flat No. 206, On Second Floor, Building Known As "Amrapali Apartment", Are Admeasuring 550.00 Sq. Ft. Built Up Area, Constructed On Land Bearing Gaonthan House No. 712/B, Area Admeasuring 25x10=250.00 Sq. Ft. I.E. 23.23 Sq. Mtra Along With 5 Gunthas Open Space Land, Lying Being And Situated At Village-Maan, Tal And Dist. Palghar.	Lakh Thirty One Thousand Nine Hundred Only)	Rs. 1,13,190/- (Rupees One Lakh Thirteen Thousand One Hundred Ninety Only)	19/12/2025 Before 5 PM	10,000/-	15/12/2025 (11AM – 4PM)	20/12/2025 (11 AM- 2PM)	NIL
3	Loan No. LAP05522000000501270 3 & HM0235H17100102 SANDEEP MADHUKAR TELANGE (BORROWER) SWATI SANDEEP TELANGE (CO BORROWER)	Notice date: 09/07/2025 Total Dues: Rs. 529330/- (Rupees Rupees Five Lakh TwentyNine Thousand Three Hundred Thirty Only) payable as on 09/07/2025 along with interest @15.35% p.a. till the realization. Total Dues: Rs. 1177895/- (Rupees Rupees Eleven Lakh Seventy-Seven Thousand Eight Hundred NinetyFive Only) payable as on 09/07/2025 along with interest @13.85% p.a. till the realization.		All That Premises Of Flat No. 305, Admeasuring 390 Sq. Ft (Built Up) In A Wing, In The Building Known As "Sai Siddhi Heights" Constructed On Property Bearing Survey No. 241, Hissa No. 4/A/2 And Survey No. 241 Hissa No. 4/A/1 Lying, Being Ands Situate At Village Bhopar, Taluka Kalyan, Dist-Thane (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property").	(Rupees Eleven Lakh Thirty One Thousand Nine Hundred Only)	Rs. 1,13,190/- (Rupees One Lakh Thirteen Thousand One Hundred Ninety Only)	19/12/2025 Before 5 PM	10,000/-	15/12/2025 (11AM – 4PM)	20/12/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/her self/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaor Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com Contact Person —Dharni P, Email id- charani.p.@c1india.com Contact Porson Polyaria (Jacobs Polyaria) (Jacobs Polyar equired to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: Office No.- 201 (Second floor), M. Baria Space, Commercial Building, Tirupati Nagar Phase II, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401303 Mobile no. +91 9567626050 e-mail ID rahul.r1@grihumhousing.comFor further details on terms and conditions please visit https://www.bankeauctions.com & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Free Press Journal shall be prevail Date: 19.11.2025 Place: MUMBAI Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)

Mumbai - 400 052.

## GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE: GICHFL, National Insurance Building 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020. Tel No- 022-43041900. corporate@gichf.com Website: www.gichfindia.com

GICHFL VASAI BRANCH: 1st Floor, Kini Associates Building, Behind Stella Petrol Pump, Vasai West, Mumbai - 401202. Branch Mail Id: Vasai@Gichf.co.in

 GICHFL VIRAR BRANCH: 111 To 114 First Floor, Shree Ram Square, Shree Ram Nagar Complex, Vartak Road, Opp. Giriraj Tower Near Dongarapada Talav, Above Blue Tokai Coffee Shop, Virar (West) - 401303. Branch Mail: virar@gichfindia.com Authorised Person: CONTACT: SANTOSH KHAVARE - 9819906655

 KALYAN BRANCH OFFICE: B-301, Ved Mantra, Behind Dakshin Mukhi Hanuman Mandir, Agra Road, Kalyan (West), 421301. Phone No. 0251-6536537, 0251-2210125. Email: kalyan@gichfindia.com SHRRADESH DESAI - 9653642125

 THANE BRANCH OFFICE: 1st Floor, Horizon Tower, Above Kalyan Janata Saha Bank Ltd, Bhakti Mandir Road, Near Hariniwas Circle, Panchpakadi, Thane West -400602. Office Tel : 022-25401957 / 58 / 59 Branch Mail ID:-thane@gichfindia.com AUTHORIZED OFFICER : DATTARAM GAWADE -9821505626

 NAVI MUMBAI BRANCH: Office No A-301 Bsel Tech Park Sector-30A, Opp Vashi Railway Station, Near Inorbit Mall, Vashi, Navi Mumbai-400703 Email: navimum@gichfindia.com TEL: 022- 27832908/1359/1367/2810/27832832 AUTHORIZED OFFICER: DIPAK PADWAL-7021990953

• PANVEL BRANCH OFFICE: Shop No 2-6, Suryakiran Chs Ltd, Plot No: 05, Sec No: 05 Behind D'mart, Opp Neel Vardhaman, New Panvel (East), Raigad District- 410 206 EMAIL: panvel@gichfindia.com Authrorised Officer: VISHNU SALGAONKAR - 9762442721 MUMBAI BRANCH OFFICE: 205 / 206 / 207, 2nd Floor, M.K. Bhavan, Cafe Universal, Shahid Bhagat Singh Marg, Fort,
 Mumbai - 400 001. Authrorised Officer: SHRRADESH DESAI - 9653642125

**MEGA E-AUCTION SALE NOTICE** 

Property Address/ Property Area (Built up in Sq Ft)

E-AUCTION DATE: 04-12-2025 / Last Date for Bid Submission: 03.12.2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

No.	Name of the Borrower/ Co Borrower/ Guarantor Branch Name	(Built up in Sq Ft)	Notice Issued Date	Physical Possession	on 12.11.2025 (Incl. POS, Interest and Other charges) (In Rupees)	Price (In Rupees)
1	MH0740600000701 / VIVEK DEVANAND YADAV/DARSHANA DEVANANDA YADAV/ DEVANAND CHANGDEV YADAV / VASAI	GUT No: 233, Building Name: MAHARAJA COMPLEX BLDG NO.1, House No: B/403, Floor No: 4TH, Plot No: 233, Street Name: BY PASS ROAD, Sector Ward No: WARD NO.10, Land Mark: OPP RAINBOW PALACE, Village: NARINGI, Location: Virar (E), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR EAST, North By: OPEN PLOT, South By: INTERNAL ROAD, East By: ANANDI APARTMENT, West By: RESIDENTIAL BUILDING. Property Area: 416 Sq. Ft		28.04.2023	3112454/-	1637626/-
2	MH0340610005822 / SALAUDDIN SABUSAB SYED/SHAHEENA SALAUDDIN SYED / VIRAR	GUT No: 215,Building Name: RESIDENTCY PARK,House No: FLAT NO.A-3/401,Floor No: 4TH FLR,Plot No: 215,Land Mark: NR. YAZOO PARK,Village: DONGARE,Location: Virar (W),Taluka: VASAI,State: Maharashtra,Pin Code: 401303,Police Station: VIRAR WEST,North By: INTERERNAL ROAD,South By: B3 BLDG, East By: A4 BLDG,West By: A2 BLDG, Property Area: 486 Sq. Ft		12.03.2025	3959884/-	2232052/-
3	MH0340610008051 / SACHIN LALBAHADUR PANDEY / VIRAR	GUT No: SR NO 284, Building Name: KANTA CHSL, House No: 303 A WING, Floor No: 3DF LOO, Plot No: HISSA NO 08 /09, Land Mark: OPP PETROL PUMP, Village: VIRAR, Location: Virar (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR WEST, North By: INTERNAL ROAD, South By: INTERNAL ROAD, East By: WOODLAND THEATER, West By: SAMPAT BUNGLOW, Property Area: 287 Sq. Ft		08.12.2022	3386794/-	1186295/-
4	MH0340610007392 / SUNNY SUDESH MORE/ SUNITA SUDESH MORE / VIRAR	GUT No: 134,Building Name: PARIJAT BLDG NO 3,House No: 202 A, Floor No: 2ND FLOO,Plot No: HISSA NO A,Street Name: CHANDANSAR ROAD,Land Mark: HP PETROL PUMP,Village: CHANDANSAR, Location: Virar (E),Taluka: VASAI,State: Maharashtra, Pin Code: 401303,Police Station: VIRAR WEST, North By: HDIL INDUSTRIAL AREA,South By: UNDER CONSTRUCTION BLDG,East By: INTERNAL ROAD,West By: OPEN PLOT, Property Area: 310 Sq. Ft		22.03.2024	1882752/-	1202828/-
5	MH0340610007182 / YATIN VANMALI VANJARI/URMILA VANMALI VANJARI / VIRAR	GUT No: 1A/167,Building Name: BACHRAJ RESIDENCY,House No: FLAT 004 A WING,Floor No: GROUND,Plot No: 1 TO 4,Street Name: NARANGI ROAD,Sector Ward No: BUILDING NO 02, Land Mark: NEAR RUSTOMJEE SCHOOL,Village: DONGARE, Location: Virar (W),Taluka: VASAI,State: Maharashtra,Pin Code: 401303,Police Station: VIRAR WEST,North By: GARDEN,South By: COMPOUND WALL,East By: POONAM COMPLEX,West By: B WING, (Property Area: 395 Sq. Ft)		26.12.2022	3709402	1590071/-
6	MH0560600001500 / SUBHASH RAMBHAU CHAVAN / KALYAN	Gut No: 141,Building Name: Mauli Sadan,House No: A-107,Floor No: 1St, Plot No: 141,Street Name: Derawali,Street No: .,Sector Ward No: .,Land Mark: Nr Ram Mandir,Village: Derawali,Location: Panvel, Taluka: Panvel,State: Maharashtra,Pin Code: 410206 (Aear Of The Property - Built Up Area335Sq. Ft.)		26.03.2021	3115501/-	1383480/-
7	MH0560600000211 / NAMRATA SANTOSH SAWANT & SANTOSH D SAWANT / KALYAN	Rama Apartment, House No: Flt No 101, Floor No: 1St Flr, Plot No: Plot No B-143, Street Name: Sector 19 Ges, Land Mark: Sector 19, Village: Koparkhairne, Location: Kopar Khairne, Taluka: Navi Mumbai, State: Maharashtra, Pin Code: 400709 (Aear Of The Property - Built Up Area 336Sq. Ft.)		20.03.2025	1710137/-	2342277/-
8	MH0230610009708 / SAGAR SURYAKANT WADKAR / THANE	Gut No: Cidco Apt,Building Name: Swapnapoorti Housing Scheme,House No: Flat No 203,Floor No: 2Nd Flr,Plot No: Bldg No L 13,Street Name: Sector 36,Sector Ward No: Sector 36,Land Mark: Near Vally Shilp Project,Village: Kharghar,Location: Kharghar,Taluka: Navi Mumbai,State: Maharashtra,Pin Code: 410210,Police Station: Kharghar,North By: Bldg No L 14,South By: Internal Road,East By: Internal Road,West By: Internal Road, (Aear Of The Property - Built Up Area 4445q. Ft.)		28.04.2023	4279784/-	2544939/-
9	MH0230610009783 / ARJUN JIBHAV RAJVANSHI / THANE	Gut No: Gut No 113, Building Name: Shree Krishna Residency, House No: Flat No 305, Floor No: 3Rd Flr, Plot No: A Wing, Street Name: Bldg No 02, Sector Ward No: Type C, Land Mark: Behind Tata Housing, Village: Betegaon- Boisar East, Location: Palghar, Taluka: Palghar, State: Maharashtra, Pin Code: 401404, Police Station: Betegaon- Boisar East, North By: Open Space, South By: Under Construction Building, East By: Open Space, West By: B Wing, (Area Of The Property - Built Up Area 511 Sq Ft)		17.08.2022	2861180/-	1108809/-
10	MH0230610005808 / AMITKUMAR RAMCHANDAR SINGH / THANE	Building Name: Shubh Vastu,Bldg,No.6-G,,House No: 404,Floor No: 4Th Flr,Plot No: 6-G,Land Mark: Nr.Hotel Parivar Swagat,Village: Khativali, Location: Shahapur (Thane),Taluka: Shahapur,State: Maharashtra,Pin Code: 421601 (Area Of The Property - Built Up Area 450 Sq Ft)	04.09.2017	19.12.2019	4036887/-	948429/-
11	MH0230610006363 / VIVEK HARNE / THANE	Gut No: S.No.206/P & 216.,Building Name: "Royale City" Building No.A-11,House No: 002,Floor No: Gr.Flr,Plot No: 206/216, Street Name: Orchid ChsProposed,Land Mark: Village- Kalambhe, Village: Kalambhe,Location: Shahapur (Thane),Taluka: Shahapur, State: Maharashtra,Pin Code: 421601,Police Station: Shahapur, North By: Open Space,South By: Internal Road,East By: Internal Road, West By: Bldg No. A/5, Aear Of The Property - Built Up Area 672 Sq. Ft.		12.07.2024	6379301/-	1737863/-
12	MH0230610005873 / ANWAR HOSSAIN / THANE	Gut No: Gn.122 To 128,131,Building Name: Shubh Vastu,House No: 301,Floor No: 3Rd,Plot No: Bldg.No.7-C,Land Mark: Nr.Pariwar Swagat Hotel,Village: Khatiwali-Vasind,Location: Shahapur (Thane),Taluka: Shahapur,State: Maharashtra,Pin Code: 421601 (Aear Of The Property - Built Up Area 505 Sq.Ft.		09.04.2025	1856518/-	1449900/-
13	MH0040610004987 / PRADEEP BHIMRAO KAMBLE/ SANDEEP BHIMRAO KAMBLE / NAVI MUMBAI	Gut No: Sr No-4/1/2 Nandadeep Residency- Orchid Flat No D-102 1St FIr Bldg No-02 D Wing,Land Mark: Near Bhivpuri Rlwy Village: Vadavali Tarfe Varedi Karjat Maharashtra,Pin Code: 410201 (Area Of The Property - Built Up Area392Sq. Ft.	22.06.2021	17.10.2022	2727772/-	955938/-
14	MH0040610003251 / SHANKAR MURLIDHAR GHONE / NAVI MUMBAI	Building Name: Varad Angan, House No: B-202, Floor No: 2Nd, Land Mark: Grampanchayat Office Cho, Village: Tupgaon, Location: Panvel City, Taluka: Khalapur, State: Maharashtra, Pin Code: 410206 (Aear Of The Property - Built Up Area 430Sq. Ft.		15.01.2024	2157168/-	1332450/-
15	MH0040610006682 / RANJIT POPAT WAGHMARE / NAVI MUMBAI	Gut No: 241,Building Name: Satya Deep -li,House No: 312,Floor No: 3Rd, Plot No: D Wing,Street Name: Nere,Sector Ward No: D Wing, Land Mark: Nr. Mahalaxmi Nagar,Village: Nere,Location: Panvel, Taluka: Panvel,State: Maharashtra,Pin Code: 410206 (Aear Of The Property - Built Up Area 665Sq. Ft.	07.07.2021	07.03.2025	4903922/-	2920896/-
16	MH0170610006185 / GANESH TANSEN KATWE / PANVEL	Gut No: 02/2B,Building Name: Shree Complex,House No: C-102,Floor No: 1St Fir,Land Mark: Hedutane Gaon,Village: Hedutane,Location: Panvel,Taluka: Panvel,State: Maharashtra,Pin Code: 410206 (Aear Of The Property - Built Up Area380Sq.Ft.		19.12.2023	1319260/-	1295433/-

	KALPANA PRAKASH PATHAK / PANVEL	No: 102/A-Wing,Floor No: 1St Floo,Plot No: Cts No.1895,Street Name: Tera Gharanchi Ali,Land Mark: Nr.Sai Mandir,Village: Pen, Location: Pen, Taluka: Raigad, State: Maharashtra Pin Code: 402107 (Aear Of The Property - Built Up Area651Sq. Ft.				
18	MH0170610007632 / PARSHURAM RAMDAS MHATRE / PANVEL	Gut No: S.No.48 H.No.01,Building Name: Saburi Park,House No: 502,Floor No: 5Th Flr,Plot No: 04,Street Name: N.A,Street No: N.A,Sector Ward No: N.A,Land Mark: Lowjee,Village: Lowjee, Location: Khopoli,Taluka: Khalapur,State: Maharashtra,Pin Code: 410203 (Area Of The Property - Built Up Area479Sq. Ft.	23.07.2021	08.12.2023	1875028/-	1484244/-
19	MH0230610007035 / SHEETAL SUDHAKAR GHAG / THANE	Gut No: Sr.No.53,54,55,/56,Building Name: "Mohan Mansion", House No: 501,Floor No: 5Th Flr,Land Mark: Nr.D'Mart,Village: Achole-Nallasopara-E,Location: Nallosapare E,Taluka: Vasai, State: Maharashtra,Pin Code: 401209,Police Station: Achole-Nallasopara-E, North By: Garden,South By: Under Construction Bldg., East By: Parking,West By: Gate, (Aear Of The Property - Built Up Area599Sq.Ft.	01.08.2018	24.04.2025	4615641/-	3275397/-
20	MH0230610006344 / VICTORIA SANDHYAU FRANCIS / THANE	Gut No: Sr.No.49,H.No.16&17,Building Name: Aarti Apt.,House No: 305,Floor No: 3Rd Fir,Plot No: A Wing,Street Name: Morya Nagar,Land Mark: Opp. Krishna Hall,Village: Ashela,Location: Ulhasnagar-4,Taluka: Ambernath,State: Maharashtra,Pin Code: 421004,Police Station: Ashela - Ulhasnagar,North By: Krishna Hall,South By: Anuman Apt,East By: Road,West By: B Wing, (Aear Of The Property - Built Up Area 631 Sq.Ft.	14.03.2024	18.06.2025	2795600/-	1690200/-
21	MH0560600000146 / SUKRUT ANAND JADHAV / KALYAN	Gut No: Cts No 6378 Sr No 46,Building Name: Panvelkar Homes,House No: Flat No 408,Floor No: 4Th Flr,Plot No: Big No A/5,Street Name: Vill-Kohoj,Sector Ward No: Khuntavali,Land Mark: Bhawani Chowk,Village: Ambernath West,Location: Ambernath,Taluka: Ambernath, State: Maharashtra,Pin Code: 421501 (Aear Of The Property - Built Up Area 461 Sq. Ft.	06.02.2019	24.08.2023	3349194/-	1284644/-
22	MH0030610003705 / DNYANESHWAR EKNATH THORAT / MUMBAI	Building Name: Chandradeep Chs Ltd,House No: F No 03,Floor No: Gr FIr,Plot No: B No A-4,Street Name: S No 70 H No 07,Sector Ward No: Tisagaon,Land Mark: Chakki Naka,Village: Kalyan East,Location: Kalyan City,Taluka: Kalyan,State: Maharashtra,Pin Code: 421301(Aear Of The Property - Built Up Area 410 Sq. Ft.	01.08.2018	07.07.2022	3688903/-	1634477/-
23	MH0230610003771 / SANJAY TATERAO BOLKAR / THANE	Gut No: Bldg No 14,Building Name: Rathi-Osha Dhara Park,House No: 202,Floor No: 2Nd,Land Mark: Nr Water Tank,Village: Asangaon,Location: Shahapur (Thane),Taluka: Shahapur,North By: Maharashtra,Pin Code: 421601,Police Station: Shahapur,North By: Road,South By: Open Space,East By: Bldg No 18,West By: Road, (Aear Of The Property - Built Up Area 480 Sq.Ft.	02.08.2021	26.03.2024	2023878/-	963680/-
24	MH0230610004159 / KUMARAGURUPARAN VANUMAMALAI TEWAR / THANE	Building Name: Kashi Dham,House No: 105/A Wing,Floor No: 1St FIr,Sector Ward No: Bolinj,Land Mark: Ram Mandir,Village: Virar West,Location: Virar (W),Taluka: Vasai,State: Maharashtra,Pin Code: 401303,Police Station: Virar West,North By: Internal Road,South By: Compound Wall,East By: Open Space,West By: Max Valley Chs, (Aear Of The Property - Built Up Area 386 Sq. Ft.	05.08.2021	21.09.2022	3726622/-	1481540/-
25	MH0230610005192 / NAGORAO BALAJI TALINIKAR / THANE	Gut No: Cts No.211,Building Name: Harshal-Buddhikshetra Chs Ltd,House No: 1,Floor No: Ground,Land Mark: Nr.Badlapur Police Chowk,Village: Badlapur,Location: Badlapur E.D.,Taluka: Badlapur,State: Maharashtra,Pin Code: 421503,Police Station: Badlapur West,North By: Internal Road,South By: Pvt House,East By: Internal Road,West By: Banne Bakery, (Aear Of The Property - Built Up Area 600 Sq. Ft.	22.11.2018	07.12.2021	1799139/-	1549530/-
26	MH0170610006084 / SUSHIL JIVRAJ LANDGE / PANVEL	Gut No: 61/1,Building Name: Mohan Valley Chs Ltd-Mangolia Bl,House No: 001/M Wing,Floor No: Ground,Plot No: 1 To 10,Land Mark: Mohan Valley,Village: Kulgaon,Location: Badlapur E.D.,Taluka: Badlapur,State: Maharashtra,Pin Code: 421503 (Aear Of The Property - Built Up Area 546 Sq.Ft.	05.07.2019	07.01.2022	5210079/-	1589730/-

Gut No: Cts No.1895, Building Name: Ballaleshwar Chs Ltd, House 11.10.2018 07.07.2022

DATE OF E-AUCTION & TIME: 04-12-2025 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM vith unlimited extensions of 5 minutes each.

ast date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online. node or at the above mentioned GICHF Office at 03-12-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules nereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS VHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through GICHF approved Eauction service provider "M/s.4 closure"

The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team: 8142000062 / 66, Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in Property enquiries, CONTACT DETAILS: SANTOSH KHAVARE - 9819906655 / SHRRADESH DESAI - 9653642125 / DATTARAM GAWADE -9821505626 / DIPAK PADWAL-7021990953 / VISHNU SALGAONKAR - 9762442721

The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

Every bidder is required to have his/her own email address in order to participate in the online E-auction. Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her interest to participate through

the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provide The aforesaid properties shall not be sold below the reserve price mentioned above.

Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/NEFT

favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name: LCB, FORT Address: UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.

The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD

That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.

The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.

2. Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price..

The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.

4.. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties

mentioned above, as per the terms and Conditions of the EAuction Sale. Inspection of the above said properties can be given on request and as per convenience of Authorized Officer

The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.

GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", Whatever there is" and without any recourse basis.

In case the borrowers'/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of

proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75%

of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued Minimum Bid increment value is Rs.10, 000/-

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website https://bankauctions.in

> For GIC Housing Finance Ltd. Sd/-

Date: 19.11.2025 Place : VASAI, VIRAR, KALYAN, THANE, NAVI MUMBAI, MUMBAI, PANVEL

**Authorised Officer**