



GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building, 6th Floor, J. T. Road, Next to Astoria Hotel, Churchgate, Mumbai, 400 020 Tel.: (022) 43041900 Email: corporate@gichfl.com Website: www.gichflindia.com
NAGPUR BRANCH OFFICE : 1 A, Wing A, 3rd Floor, Poonam Chambers, Chindwara Road, Byramji Town, Sadar Nagpur, Maharashtra Pin - 440013 Branch Mail Id: nagpur@gichflindia.com
Office Tel : 0712-2582008 **Contact Details:** Imran Ansari 9021808802, Vikrant Gupta 9403587862

E-AUCTION SALE NOTICE

E-AUCTION DATE : 13-10-2025 / Last Date for Bid Submission : 12.10.2025

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.

Sr. No.	Loan File No/ Name of the Borrower / Co Borrower / Guarantor Name / Branch Name	Property Address / Property Area (Built Up In Sq Ft)	Demand notice Publication Date	Date of Physical Possession	Total Outstanding as on 22.09.2025 (Incl. POS, Interest and Other charges)	Reserve Price (In Rupees)
1	MH0410610001728 / PRITESH S WADE	Kh No 1/1/A, Aatreya Regency, House No: 407, Floor No:4th Floor, Ph No 46, Buddha Vihar, Near Iti Road, Grampanchayat Wanadongri Indl. Area Nagpur, Nagpur, Maharashtra, Pin Code: 440016. Area 925 Sq Ft Sbu	02-03-2023	physical possession dt. 21-08-2023	3979991/-	2547450/-
2	MH0410610001522 / MR. VIJAY CHANDRABHAN LALWANI AND MR. AAKASH VIJAY LALWANI	Kh-167 Cts-458, Ganga Enclave, House No: FI-F-5 Hn-2158, First Floor, Plot No-310 Sht-417/91, Nari Road, Kamgar Nagar Square, Indora Housing Accom Scheme, Near Nari Telephone Exchange, Mz-Nari, Uppalwadi, Nagpur, Maharashtra, Pin Code: 440026. Area 877.67 Sq. Ft. Sbu	25-06-2021	Physical possession dt. 28-05-2024	3907067/-	1777910/-
3	MH0410110001527 / AMIT MADAN SHAW & LEENA AMIT SHAW	Kh No 24/2 Ph 38, Jayanti Nagari 2 Wing B, Flat No 404, 4th Floor, Besa, Nr Rudra Gaurav Complex, Mz.besa, Pipla, Nagpur, Maharashtra, Pin Code: 440034. Area 1100 Sq.ft. Sbu	23-06-2022	physical possession dt. 12-04-2023	4414783/-	3207600/-
4	MH0410610001458 DEVENDRA VISHNU BELGAMWAR	Green Emerald-3 Green City, FI No-204 Wing-B, Plot No: Kh-5/1, Shankarpur Road, Green Space Infra, Behind Mihan Colony, Mz-Gotal Panjri, Narsala, Nagpur, Maharashtra, Pin Code: 440034. Area 667 Sq.ft. Bua	06-09-2018	physical possession dt. 25-02-2020	3630387/-	1458729/-

DATE OF E-AUCTION & TIME : 13.10.2025 at the Web-Portal (<https://www.bankeauctions.com>) from 12.00 PM TO 02:00 PM Noon with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office on 12.10.2024 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 thereunder) GICHFL invites OFFERS EITHER in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS:

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. 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 EMD 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
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self attested copy of Voter ID Card/ Driving License/ Passport etc., without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s C1 India Pvt Ltd, Plot No-68, Sector-44, Gurugram Haryana- 122003, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124/ 1125/1126, for any queries / Sales Enquiries, Contact Name:- Bhavik Pandya - Mo:-8866682937, maharashtra@c1india.com. Property enquiries, CONTACT DETAILS : IMRAN ANSARI 9021808802, VIKRANT GUPTA 9403587862
- The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on or before last date of bid submission and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/Secured Creditor, after required verification
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of eAuction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction
- The publication is subject to the force major clause.

SPECIAL INSTRUCTIONS

Bidding in the last moment should be avoided in the bidders own interest as neither the GIC HFL nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost. e-Auction service provider M/s. C1 India Pvt. Ltd. and website <https://www.bankeauctions.com>

Date : 27.09.2025
Place : Nagpur

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer