



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 BOISAR BRANCH, 235, Second Floor, Harmony Plaza, Opp. SBI Tarapur Road, Boisar (W) - 401501 BRANCH MAIL boisar@gichfindia.com
- GICHFL BORIVALI BRANCH, 401, 4th Floor, Soni Shopping Center, Above, Om Jewellers, L.T.Road, Borivali (W), Mumbai-400092 BRANCH MAIL: borivali@gichfindia.com
- 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

MEGA E-AUCTION SALE NOTICE

E-AUCTION DATE : 06-04-2026 / Last Date for Bid Submission : 04-04-2026

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 Branch Name	Property Address/ Property Area (Built Up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 02.03.2026 (Incl. POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0630600000896 / SWATI RAJ JAGTAP / BOISAR	GUT No: GUT 113, . Building Name: SHREE KRISHNA RESIDENCY, House No: 102 A WING, Floor No: FIRST, Plot No: BLDG NO.02, Street Name: SHREE KRISHNA RESIDENCY, Sector Ward No: BETEGAON, Land Mark: BEHIND TATA HOUSING, Village: BETEGAON, Location: Boisar, Taluka: VASAI, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR EAST, North By: OPEN SPACE, South By: UNDER CONSTRUCTION BUILDING, East By: B WING, West By: INTERNAL ROAD / Built-up Area (Sq ft) : 426	05.05.2025	28.10.2025	1546733/-	1770300/-
2	MH0630600000976 / SUMITKUMAR JHA/ SAPNA SUMIT JHA / BOISAR	GUT No: S 1023/9 1023/9/1, Building Name: PARAMOUNT ENCLAVE, House No: 402 3A WING, Floor No: FORTH, Plot No: 3A, Street Name: G P INTERNATIONAL SCHOOL, Sector Ward No: 3A, Land Mark: G P INTERNATIONAL SCHOOL, Village: MAHIM ROAD, Location: Palghar, Taluka: VASAI, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR WEST, North By: OPEN SPACE, South By: GAYATRI PARK, East By: OPEN SPACE, West By: ROAD/ Built-up Area (Sq ft) : 364	04.11.2024	19.11.2025	1999250/-	1848600/-
3	MH0580100002148 / KAMINI PARMANAND THAKUR/TOKNESHWAR CHULHAI MISHRA / BORIVALI	GUT No: S.N.44/3, Building Name: COLOUR CITY BLDG NO.7, House No: 204, Floor No: 2ND, Plot No: S.N.44/3, Street Name: KATKARPADA, Sector Ward No: KATKARPADA, Land Mark: NR KGN ICE CREAM PARLOUR, Village: KATKAR, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOISAR WEST, North By: BLDG NO.8, South By: OPEN, East By: BLDG NO.5, West By: OPEN/ Built-up Area (Sq ft) : 539	11.01.2024	07.01.2026	1314434/-	2547900/-
4	MH0340610009725 /	GUT No: GUT NO.184 / H.NO.01, Building Name: MITHILA APARTMENT/ BLDG NO.02, House	24.09.2024	10.11.2025	1019822/-	1818000/-

		BLDG NO.2, West By: OPEN PLOT/ Built-up Area (Sq ft) : 539				
4	MH0340610009725 / DINESH RAMANUJ YADAV/INADRAVATIDEVI RAMANUJ YADAV / VIRAR	GUT No: GUT NO.184 / H.NO.01, Building Name: MITHILA APARTMENT/ BLDG NO.02, House No: 101/WING-B, Floor No: 1ST FLR, Plot No: TYPE-E1, Street Name: UMROLI, Sector Ward No: UMROLI, Land Mark: PARASNATH NAGARI, Village: UMROLI EAST, Location: BOISAR WEST, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: UMROLI EAST, North By: ROAD, South By: UC BLDG, East By: INTERNAL ROAD, West By: OPEN PLOT/ Built-up Area (Sq ft) : 421	24.09.2024	10.11.2025	1942823/-	1818000/-
5	MH0340610009763 / DEVENDRA BABAN KAMBLE / VIRAR	GUT No: GUT NO.190/192, Building Name: SHREE PURAM, House No: 403/WING- D, Floor No: 4TH FLR, Plot No: TYPE-E, Street Name: PADGHE ROAD, Sector Ward No: UMROLI, Land Mark: NR. MAHADEEP APARTMENT, Village: UMROLI EAST, Location: Umroll, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI, North By: UNDER CONSTRUCTION BLDG, South By: OPEN PLOT, East By: OPEN PLOT, West By: INTERNAL ROAD/ Built-up Area (Sq ft) : 333	09.08.2023	10.11.2025	2310232/-	1710000/-
6	MH0340610009674 / PREM SHIVPRASAD MAHAPATRA / POONAM PREMKUMAR MAHAPARTA / VIRAR	GUT No: 1023/7, Building Name: PARAMOUNT ENCLAVE PHASE 2, House No: A/107/BLDG2/D, Floor No: 1ST FLR, Plot No: NIL, Street Name: MAHIM, Sector Ward No: MAHIM, Land Mark: G P INTERNATIONAL SCHOOL, Village: MAHIM, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR, North By: OPEN PLOT, South By: ROAD, East By: BLDG NO. 3, West By: OPEN PLOT/ Built-up Area (Sq ft) : 351	05.08.2024	10.11.2025	2403914/-	1895400/-
7	MH0340610006496 / RAJEVDHAR BANSHIDHAR DUBEY/ PAMMI RAJEVDHAR DUBEY / VIRAR	GUT No: 198, Building Name: BASANT KUNJ, House No: A/102, Floor No: 1ST FLR, Plot No: BLDG NO.03, Street Name: STATION ROAD, Land Mark: NEAR UMROLI STATION, Village: UMROLI, Location: Umroll, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI, North By: U/C BLDG, South By: U/C PARASNATH BLDG, East By: OPEN SPACE, West By: ROAD/ Built-up Area (Sq ft) : 425	10.05.2022	10.11.2025	2179591/-	1746000
8	MH0340610007512 / RITESH ARUN MURKAR / VIRAR	GUT No: PARDI NO 01, Building Name: SAPTASHRUNGI NIVAS CHSL, House No: 201, Floor No: 2ND, Plot No: H NO 1, Street Name: NAGAR PALIKA ROAD, Sector Ward No: OPP ASHISH BUNGLOW, Land Mark: NR TMC SCHOOL NILEGAON, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: UNDER CONSTRUCTIN BLDG, South By: INTERNAL ROAD, East By: MARUTI BLDG, West By: ROW HOUSE/ Built-up Area (Sq ft) : 398	26.02.2022	21.11.2025	2225225/-	2525400/-
9	MH0340610009705	GUT No: GUT NO.190/192, Building Name: SHREE PURAM, House No: 403/WING- D, Floor No: 4TH FLR, Plot No: TYPE-E, Street Name: PADGHE ROAD, Sector Ward No: UMROLI, Land Mark: NR. MAHADEEP APARTMENT, Village: UMROLI EAST, Location: Umroll, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI, North By: UNDER CONSTRUCTION BLDG, South By: OPEN PLOT, East By: OPEN PLOT, West By: INTERNAL ROAD/ Built-up Area (Sq ft) : 333				

		East By: MAKUTI BLDG, West By: ROW HOUSE/ Built-up Area (Sq ft) : 396				
9	MH0340610009796 / SIRAJUDDI MOHAMMADUZAIR KHAN / VIRAR	GUT No: S.NO.394/395, Building Name: GOLDEN EYE, House No: 606, Floor No: 6TH FLR, Plot No: BLDG NO.9 B-2, Street Name: SHIRGAON, Sector Ward No: SHIRGAON, Land Mark: SHIRGAON, Village: PALGHAR WEST, Location: Palghar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: PALGHAR WEST, North By: INTERNAL ROAD, South By: INTERNAL ROAD, East By: WING- A, West By: OPEN PLOT/ Built-up Area (Sq ft) : 405	05.05.2025	07.01.2026	2278092/-	2078100/-
10	MH0340610009203 / PRAMOD PANDURANG NAIK / VIRAR	GUT No: 28 4 30 1, Building Name: SRA COMPLEX BLDG NO SRA 3, House No: 406, Floor No: 4TH, Plot No: BLDG NO.SRA-3 TYPE-C, Street Name: TARAPUR ROAD, Sector Ward No: BLDG NO.SRA-3, TYPE-C, Land Mark: NEAR SHALIMAR COMPLEX, Village: KURGAON, Location: Boisar, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401501, Police Station: BOJSAR WEST, North By: BLDG NO. 01, South By: OPEN SPACE, East By: BLDG NO. 02, West By: INTERNAL ROAD/ Built-up Area (Sq ft) : 276	07.07.2025	07.01.2026	1050137/-	1539900/-
11	MH0340610006452 / PRAVAS ASHOKEKUMAR ADAK/BIBHAS ASHOKEKUMAR ADAK / VIRAR	GUT No: 355 356 358, Building Name: SHRI SHIVAM SANKUL BLDG NO 01, House No: 201 C WING, Floor No: 2ND, Plot No: 355 356 358, Street Name: BHANDAR ALI ROAD, Sector Ward No: HANUMAN TEMPLE, Land Mark: BHANDAR ALI, Village: GASS, Location: Gass, Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: MAHAVIR APARTMENT, South By: OPEN PLOT, East By: BHANDAR ALI, West By: ADINATH APARTMENT/ Built-up Area (Sq ft) : 351	22.09.2017	18.08.2025	3001435/-	1446300/-
12	MH0340610007131 / NILESH RAGHUNATH CHEULKAR/SNEHA NILESH CHEULKAR / VIRAR	GUT No: 115, Building Name: MAHALAXMI RESIDENCY BLDG NO.1, House No: B 103, Floor No: 1ST, Plot No: 115, Street Name: CHANDANSAR, Land Mark: R K BAR, Village: KOPRI, Location: Virar (E), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR E, North By: A WING, South By: BLDG 2, East By: MAHESH APT CHSL, West By: NEW CONSTRUCTION/ Built-up Area (Sq ft) : 405	22.09.2021	18.08.2025	2814742/-	2448900/-
13	MH0580600000820 / ANKUSH VITHTHAL UPALAKAR / BORIVALI	GUT No: S. N. 122, Building Name: JAY APARTMENT, House No: D-403, Floor No: 4TH, Plot No: H. N. 02, Street Name: NILEMORE ROAD, Sector Ward No: NALLSOPARA, Land Mark: NR. RAHUL INTERNATIONAL, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLSOPARA WEST, North By: INTERNAL ROAD, South By: SUMRA BLDG, East By: C WING, West By: E WING/ Built-up Area (Sq ft) : 483	01.06.2017	01.07.2025	7253355/-	3326940/-
14	MH0580600001466 / PRADEEP BABUDAS KUMAR / BORIVALI	GUT No: 1627 UNIT NO.26, Building Name: GOLDEN ISLE CHSL, House No: B/303, Floor No: 3RD, Plot No: 1627 UNIT NO.26, Sector Ward No: AAREY MILK COLONY, Land Mark: ROYAL PALMS MAYUR NAGAR, Village: MAROSHI, Location: Aareymilk Colony, Taluka: BORIVALI, State: Maharashtra, Pin Code: 400065, Police Station: GOREGAON EAST, North By: FILM CITY, South By: ROYAL PALMS, East By: PALM ISLA, West By: ROAD/ Built-up Area (Sq ft) : 243	04.07.2019	03.07.2025	6195598/-	2932875/-

15	MH0580600001810 / ILIYAS ISMAIL SHAIKH / BORIVALI	GUT No: CTS N.1627, Building Name: PICCADILLY II CHSL-H BLDG, House No: 316, Floor No: 3RD, Plot No: UNIT N.26, Street Name: H BLDG, Sector Ward No: AAREY MIK COLONY, Land Mark: ROYAL PALMS-MAYUR NAGAR, Village: MAROSHI, Location: Aareymilk Colony, Taluka: BORIVALI, State: Maharashtra, Pin Code: 400065, Police Station: GOREGAON EAST, North By: HOTEL, South By: BUNGLOW, East By: BUNGLOW, West By: HOTEL/ Built-up Area (Sq ft) : 221	04.12.2018	06.08.2025	5280646/-	2559000/-
16	MH0340610009401 / ASHOK SITARAM SHARMA/SARITA ASHOK SHARMA / VIRAR	GUT No: 97 H NO 9, Building Name: MADHURAI CHSL, House No: 407, Floor No: 4TH, Plot No: 97 H NO 9, Street Name: SANJEEVANI TOWER, Sector Ward No: KHARI, Land Mark: NR NATIONAL HIGH SCHOOL, Village: KHARI, Location: Bhayander East, Taluka: THANE, State: Maharashtra, Pin Code: 401105, Police Station: BHAYANDER EAST, North By: BP CROSS ROAD, South By: INTERNAL ROAD, East By: TRILOK BLDG, West By: NATIONAL HIGH SCHOOL/ Built-up Area (Sq ft) : 391	26.02.2022	29.07.2025	5824883/-	3249000/-

DATE OF E-AUCTION & TIME : 06-04-2026 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM. 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 at 04-04-2026 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 sealed cover/s or in Online mode to purchase the said properties on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**".

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

1. 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 E-auction service provider "**M/s.4 closure**"
2. 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
3. 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.
4. Every bidder is required to have his/her own email address in order to participate in the online E-auction.
5. **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 provider.

6. The aforesaid properties shall not be sold below the reserve price mentioned above.
7. 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.**
8. 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.
9. 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 Submission due date.
10. 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.
11. 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.
12. 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...
13. 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.
14. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
15. 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

14. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
15. 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.
16. Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
17. 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.
18. 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.**
19. 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
20. 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.
21. **Minimum Bid increment value is Rs.10, 000/-**

STATUTORY 30 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>.

Date : 05.03.2026
Place : BOISAR, VIRAR, BORIVALI

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer