Total Outstanding as on 08.12.2023

(Incl.POS, Interest

and Other charges

(In Rupees)

1742002

Reserve

Price

(In Rupees

1193513

DEUTSCHE BANK AG

Branch Office: Deutsche Bank AG, at B1, Nirlon Knowledge Park, Western Express Highway Goregaon East Mumbai 400063 **DEMAND NOTICE**

Whereas the borrowers/co-borrowers/mortgagors mentioned hereunder had availed the financial assistance from **Deutsche Bank AG**, herein referred as "Bank". We state that despite having availed the financial assistance, the borrowers/guarantors/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the date mentioned hereunder, in the books of the Bank in accordance with the directives issued by RBI, consequent to the Authorized Officer of the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective date mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers /guarantors /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public otice about the same

Secured Assets: "All the piece and parcel of Flat No. 1503 & 1504, 15th Floor, Crystal, Neelkanth Regent, Opposite Neelkanth Reger Opal & Near HDFC Bank, Ramanarayan Narkar Road, Saibaba Nagar, Pant Nagar, Ghatkopar (East), Mumbai - 400077. Loan A/C Numbers: GECL Account No. **320040933780019**, Magnus Account No. **100040933780019**

Name and Address of Borrower/Co-Borrower/Guarantor: M/S Conspel Construction Private Limited, Mr. Lalji Meghji Pokar, Mr.pratik Lalji Pokar, residing at Flat No. 1503 & 1504, 15th Floor, Crystal, Neelkanth Regent, Opposite Neelkanth Regent Opal & Near HDFC Bank, Ramanarayan Narkar Road, Saibaba Nagar, Pant Nagar, Ghatkopar (East), Mumbai - 400077 NPA Date: 2nd October 2023

Date of Demand Notice: 30/11/2023

Outstanding Amount As per 13(2) Notice: **Rs.6,49,86,767/- as on 20/11/2023**

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act. 2002 and the applicable rules

Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor

Place: Mumbai DIANA NADAR Dated: 09.12.2023

Authorized Officer Deutsche Bank AG

JANA SMALL FINANCE BANK

"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under

Loan File No./

Name of the Borrower

Co-Borrower

15 MH0340610007646

SHRIKANT SHIVAJI

PAWALE/ PRIYANKA

SHRIKANT PAWALE

VIRAR BRANCH

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

Demand

notice

issued

date

17.05.2021

Date of

Physical

Possession

11.08.2023

Regional Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT

The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held or

| Sr. No. | Loan Account Number | Name of Original Borrower/ Co-Borrower/ Guarantor | Date of 13-2 Notice | Date of Possession | halance as on | Date & Time of Inspection of the property | | Earnest Money Deposit (EMD) in INR | Date and Time of E-Auction | Last date TIME & Place for submission of Bid |
|------------|------------------------|---|---------------------------|-----------------------|--|---|--|---|----------------------------------|--|
| 1 | 30988640000012 | 1) M/s. Shree Ram Samarth Hotel, Represented by its Proprietor Mr. Suresh Ramchandra Talekar, 2) Mr. Suresh Ramchandra Talekar, Proprietor M/s. Shree Ram Samarth Hotel, 3) Mrs. Sumati Suresh Talekar | | 07.10.2023 | Rs.35,67,756/- (Rupees Thirty Five Lakh Sixty Seven Thousand Seven Hundred Fifty Six Only) | 22.12.2023 09:30 AM to 05:00 PM | Rs.20,01,000/- (Rupees Twenty Lakhs One Thousands Only) | Rs.2,00,100/- (Rupees Two Lakh One Hundred Only) | 10.01.2024 @ 11:30 AM | 09.01.2024 Before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610. |

Details of Secured Assets: All that piece and parcel of the Immovable Property Bearing Situated at S.No.124, Hissa No.1(Part) C.T.S. No.8914, 8915, 8916, 8917, 8918, 8919, Flat No.604, 6th Floor Jai Om Shivdhara Co-Op Hsg Ltd., Near Jalashram, Kailas Colony, Ambernath East, Thane-421501. Admeasuring about 635 Sg.ft. and Surrounded by: At North: Survey No.73/ Govt. Tower At South: Road, At East: Property Bearing CTS No.8904, At West: D.P. Road.

The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted 'On Line'. The auction will be conducted through the Bank's approved service provider M/s. 4 Closure at the web portal https://bankauctions.in & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prosi may contact M/s. 4 Closure; Contact Mr. Bhaskar Naidu Contact Number: 8142000809/ 8142000061. Email id: info@bankauctions.in / subbarao@bankauctions.in

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Kaushik Bag (Mob No.7019949040), Mr. Ajay Naik (Mob No.9960948687). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intendin bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor's/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 09.12.2023, Place: Mumbai Sd/- Authorized Officer, Jana Small Finance Bank Limited

Property Address & Area of Property

GUT No: 03, Building Name: Sai Siddhi Apartment, House No: B

03, Floor No: Ground, Plot No: 03, Street Name: Gadkari Nagar

Land Mark: Near Gadkari Nagar, Village: Chandansar, Location

Virar (e), Taluka: Vasai, State: Maharashtra, Pin Code: 401303

Police Station: Virar East, North By: A Wing, South By: Bldg, Eas

By: Tabela, West By: Bldg, (192 Area in SQ FT)



AJMERA

BORIVALI BRANCH

MH0580600000912

SHAH

JAYESH MANSUKHLAL

SHAH/ TULSI JAYESH

BORIVALI BRANCH

MH0340610006236

JAGANATHAN/ SUMITHRA

TAMILSELVAN

TAMILSELVAN

VIRAR BRANCH

MH0340610009452

VIRAR BRANCH

MH0340610006586

VIRAR BRANCH

2 MH0340610009585

VIRAR BRANCH

MH0340610009686

VIRAR BRANCH

4 MH0340610008054

KHANGARAM

KHEEMARAM

CHAUDHARY

VIRAR BRANCH

ROHINI RAVI KADAM

NARENDRA TRIKAM

SANDIS/ VINA TRIKAM

SHARMA

SANDIS

HEMANT DAYARAM

CHAUDHARY/ SONALI

HEMANT CHAUDHARY

SITARAM NARAYANSINGH

thereunder

GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE: GICHFL, National Insurance Building, 6th Floor,14, J.T. Road, Next to Astoria Hotel, Churchgate, Mumbai - 400 020. Tel.: (022) 43041900 Email: corporate@gichf.com Website : www.gichfindia.com VIRAR BRANCH: 3rd Floor, Sanden House, Tirupati Nagar Phase-1, Opp. Royal Academic School, Virar(W)-401303. VASAI BRANCH: 1st Floor, School School, Virar(W)-401303. BORIVALI BRANCH: 401, 4th Floor, Soni Shopping Center, Above Om Jewellers, L.T.Road, Borivali(W), Mumbai-400092. BOISAR BRANCH: 235, Second Floor, Harmony Plaza, Opp. SBI, Tarapur Road, Boisar (W) - 401501.

E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and

68 67, Street Name: Off Mira Bhayander Road, Sector Ward No:

Pleasant Park, Land Mark: Nr Zankar Factory, Village: Mira And

Ghodbunder, Location: Ghodbander, Taluka: Thane, State: Maharashtra, Pin Code: 401107, Police Station: Mira Road East,

North By: Road, South By: Space Realty, East By: Bldg No.7, West

No: C-304, Floor No: 3rd, Plot No: S.N.275 H.N.4, Land Mark: Rajiv

Gandhi School, Village: Nilemore, Location: Nallasopara (W),

Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station:

Nallasopara West, North By: Mauli Apartment, South By: Laxmil

Apartment, East By: B Wing, West By: Sai Kamal, (444 Area in SQFT)

House No: 101/B Wing, Floor No: 1st Floor, Plot No: 175, Street

Name: Manvelpada Road, Land Mark: Bramha Complex, Village:

Virar, Location: Virar (E), Taluka: Vasai, State: Maharashtra, Pin

Code: 401303, Police Station: Virar East, North By: Arya Nath No

60, South By: Sai Yes Apartment, East By: Sai Plaza No 5A, West

02 Wing E, Floor No: Ground, Plot No: Type B, Street Name:

Yashwant Sankalp, Sector Ward No: Tulip, Land Mark: Opp Gr

Company, Village: Saravali, Location: Boisar, Taluka: Palghar,

A Wing, Floor No: 2nd, Plot No: 61 1 4 2, Land Mark: Near Rajput

Mall, Village: Pasthal, Location: Boisar, Taluka: Palghar, State:

Maharashtra, Pin Code: 401501, police Station: Boisar West, North

By: Open Space, South By: Open Space, East By: Open Space,

No: 403 B Wing, Floor No: 4th, Plot No: Type C, Street Name: Bldg-

2, Sector Ward No: Boisar East, Land Mark: Nr Tata Housing,

House No: 001 Bldg 01/B, Floor No: Ground, Plot No: Type-D,

Street Name: G.P. International School, Sector Ward No: Mahim

Land Mark: G.P. International School, Village: Palghar West,

Location: Palghar, Taluka: Palghar, State: Maharashtra, Pin Code:

No: 306 E Wing, Floor No: 3rd Floor, Street Name: Valiv Nakka, Land

Mark: Golani Nakka, Village: Valiv, Location: Valiv, Taluka: Vasai,

State: Maharashtra, Pin Code: 401208, Police Station: Vasai East,

North By: Sunshine Complex, South By: Industrial Area, East By:

Star Complex, West By: Renu Vihar Bldg, (395 Area in SQ FT)

Maharashtra, Pin Code: 401501 (414 Area in SQ FT)

State: Maharashtra, Pin Code: 401501, (394 Area in SQ FT)

GUT No: S.N.275 H.N 4, Building Name: Adiraj Apartment, House 01.06.2017 | 20.10.2023

GUT No: 175, Building Name: Sai Plaza Apartment Bldg No. 5, 21.10.2016 | 12.07.2023

GUT No: 50 2 51 1 TO 6 52 2, Building Name: Bldg No 1, House No: 20.07.2021 04.08.2023

GUT No: 61 1 4 2, Building Name: Sai Swarg 3, house No: Flat 202 | 26.02.2022 | 04.08.2023

GUT No: 113, Building Name: Shree Krishna Residency, House | 10.11.2022 | 04.08.2023

GUT No: 1023/7, Building Name: Paramount Enclave Phase II, 04.01.2023 04.08.2023

GUT No: SR NO 97, Building Name: Galaxy Apt Bldg No 2, House 17.11.2021 02.08.2023

By: Open Space, (215 Area in SQ FT)

By: Open Plot, (399 Area in SQ FT)

West By: B Wing, (574 Area in SQ FT)

SANDIS/ TUSHAR TRIKAM Village: Betegaon, Location: Boisar, Taluka: Palghar, State:

401404 (340 Area in SQ FT)

| 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. | | | | | | | SUBHASH SHRIDHAR | GUT No: 272 273 274 275 276, Building Name: Star Residency J & 29.07.2016 11.08.2023 K Chs Ltd, House No: J /408, Floor No: 4th, Plot No: 272 273 274 275 276, Street Name: Evershine City, Land Mark: Near Evershine Medical, Village: Achole, Location: Vasai East IE, Taluka: Vasai, State: | 5245740 | 2443000 |
|--|---|---|------------------------------------|-----------------------------------|--|--|---|--|---------|---------|
| SI | Loan File No./ Name of the Borrower/ Co-Borrower | Property Address & Area of Property | Demand notice issued date | Date of Physical Possession | Total Outstanding as on 08.12.2023 (Incl.POS, Interest and Other charges) | " Price | 17 MH0340610006434 | Maharashtra, Pin Code: 401208, Police Station: Vasai East, North By: Star Residency I Wing, South By: Neminath Tower, East By: Star Residency E Wing, West By: Issi Hospital, (349 AREAIN SQFT) GUT No: 37, Building Name: Aastha Samrudhi, House No: 105 A 22.09.2021 25.08.2023 | 1446575 | 2284200 |
| 1 | YAWAN JOHN DSOUZA/ MERCY YAWAN DSOUZA BOISAR BRANCH | GUT No: 208 H.No.4 5 And 6, Building Name: Jay Vijay Nagari-i Bldg No.01, House No: 901 Wing-D, Floor No: 9 Th, Plot No: 208, Street Name: Nilemore Road, Street No: Ph-2, Sector Ward No: Sector-1, Land Mark: Siddhi Vinayak Hospital, Village: Nilemore, Location: Nallasopara (W), Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station: Nallasopara West, North By: A | | 14.08.2023 | (In Rupees) 2845806 | 3465000 | NAVEED KHALEEL KHALFEY VIRAR BRANCH | Wing, Floor No: 1st Fir, Plot No: 37, Street Name: Laxmiben Chheda Marg, Land Mark: Nr Rahul International S, Village: Nallasopara, Location: Nallasopara (W), Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station: Nallasopara West, North By: Internal Road, South By: Aastha Siddhi, East By: B Wing, West By: Internal Road, (423 AREA IN SQ FT) | 1440070 | 2204200 |
| 2 | MH0630600000809 SUDHIR SAYANNA ODDETI / NAGARANI SUDHIR ODDETI | Wing, South By: Internal Road, East By: E Wing, West By: Main Road, (550 Area in SQ FT) GUT No: 70, Building Name: Saraswati Villa, House No: 102 Wing QA, Floor No: First, Plot No: NA, Street Name: Sahkar Road, Street No: NA, Sector Ward No: Virar East, Land Mark: Auto Stand Virar East, Village: Virar East, Location: Virar East, Taluka: Vasai, State: | 01.10.2021 | 13.09.2023 | 2168206 | 1800129 | 18 MH0340610004319 SURESHKUMAR JAIRAM YADAV VIRAR BRANCH | GUT No: 355, 356 & 358, Building Name: Varad Vinayak Apt, House No: Flat No.A/008, Floor No: Ground, Plot No: Bldg No 6, Street Name: Gass Road, Land Mark: Nr. Shri Hanuman Temple, Village: Gass, Location: Gass, Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station: Nallasopara West, North By: BWing, South By: Bldg No 3, East By: Bldg No 7, West By: Bldg No 5, (300 AREAIN SQ FT) | 2201149 | 1485000 |
| | | Maharashtra, Pin Code: 401305, Police Station: Virar, North By: Sahkar Nagar Road, South By: Asta Vianayak Apt, East By: Manalai Darshan, West By: Open Plot, (353 Area in SQ FT) | | | | | 19 MH0340610003661 KRISHNA PRAVIN VAITI/ JAYANT PRAVIN VAITI | GUT No: S.NO.348, Building Name: Vardhaman Shrusti Complex, House No: Flt No.C/305, Floor No: 3rd Flr, Street Name: Mahim Road, Sector Ward No: Vishnu Nagar, Land Mark: Near Kenam | 599179 | 1745550 |
| 3 | JALIL A KHAN BOISAR BRANCH | GUT No: 140 Old 362 H.No.2, Building Name: Sunshine Commercial Complex CHSL, House No: 703 Wing-c, Floor No: Seventh, Plot No: Bldg No.3, Street Name: Achole Cross Road, Street No: ., Sector Ward No: ., Land Mark: Near Shanti Park Garden, Village: Achole -Nallasopara East, Location: Nallosapare | | 12.10.2023 | | 1461600 | VIRAR BRANCH | English School, Village: Aliayali, Location: Palghar, Taluka: Palghar, State: Maharashtra, Pin Code: 401404, Police Station: Palghar West, North By: B Wing, South By: Open Plot, East By: Internal Road, West By: Internal Road, (431 AREA IN SQ FT) | | |
| 4 | | E, Taluka: Vasai, State: Maharashtra, Pin Code: 401209, Police Station: Nallasopara East, North By: Internal Road, South By: Internal Road, East By: Internal Road, West By: Vijay Park Chsl, (315 Area in SQ FT) GUT No: 28 H NO 2, Building Name: Dreams Valley Complex-bldg | | 06 03 2019 | | | 20 MH0340610002572 DESH DEBESH CHAKRABARTY VIRAR BRANCH | GUT No: 133-OLD S.NO.37, Building Name: Mahalaxmi Enclave, House No: B/103, Floor No: 1st Flr, Street Name: Chandansar Road, Sector Ward No: Kopri Naka, Land Mark: Behind Rice Bazar, Village: Kopri, Location: Chandansar, Taluka: Vasai, State: Maharashtra, Pin Code: 401303, Police Station: Virar East, North | 1153177 | 1219500 |
| | AFZAL MUBARAK CHOHAN BOISAR BRANCH | No.02, House No. 206, Floor No. Second, Plot No. 28, Street Name: Main Road, Land Mark: Behind Vitthal Mandir, Village: Waliv - Vasai East, Location: Vasai (E), Taluka: Vasai, State: | 00.10.2011 | 00.00.2010 | 2022000 | 110000 | 21 MH0340610008457 | By: Open Plot, South By: Bldg U/c, East By: Open Plot, West By: Open Plot, (271 AREA IN SQ FT) GUT No: 65 H NO 2 3, Building Name: Thakur Icon, House No: 406 19.07.2022 12.10.2023 | 1807636 | 1490577 |
| | | Maharashtra, Pin Code: 401201, Police Station: Valiv, North By: Open Space, South By: Open Space, East By: Internal Road, West By: Open Space, (440 Area in SQ FT) | 04.00.0004 | 00.00.000 | 4405000 | 2202000 | ANIL LALJI MISHRA/ PUSHPA ANIL MISHRA VIRAR BRANCH | Wing B, Floor No: 4th, Plot No: Type B, Street Name: Tarapur Road, Sector Ward No: Rajput Mall, Land Mark: Pavan Landmark, Village: Pasthal, Location: Boisar, Taluka: Palghar, State: Maharashtra, Pin Code: 401501, Police Station: Boisar West, | | |
| 5 | SYLVIA FRANCIS DSOUZA VASAI BRANCH | GUT No: 254 HSS NO16, Building Name: Reliable Galaxy Chs Ltd, House No: 03 I Wing, Floor No: Ground, Plot No: Bldg No 2, Street Name: Nr Rashi Hills Building, Street No: 254, Sector Ward No: Gokhivare Talao Road, Land Mark: Nr Rashi Hills Building, Village: | 01.09.2021 | | 4125202 | 3393000 | 22 MH0340600108244 | North By: Pavan Landmark, South By: Open Plot, East By: Under Construction Bldg, West By: Open Plot, (399 AREA IN SQ FT) Flat No.401, 4th Floor, A-wing, Shubham-2 CHS Ltd, Bhati Bunder 16.12.2016 13.10.2023 | 799175 | 1192500 |
| | | Achole, Location: Vasai East IE, Taluka: Vasai, State: Maharashtra, Pin Code: 401208, Police Station: Vasai East, North By: House, South By: Internal Road, East By: Slum Road, West By: Open Plot, (563 Area in SQFT) | | | | LAXMI PANKAJ MAJHI/ PANKAJ HAREKRISHNA MAJHI VIRAR BRANCH | Road, Near Shri Ram Mandir, Nr.hanuman Mandir, Agashi Rd, Nanbhat Rd, Bolinj, Virar (W) Thane Virar (W) Near Shri Ram Mandir Land Mark: Near Shri Ram Mandir, Police Station: Virar (W), Pin Code: 401303, (322 AREAIN SQFT) | | | |
| 6 | SONALI PANDHURANG SHINDE VASAI BRANCH | GUT No: 10, Building Name: Raigad Chs Ltd, House No: E21 (VVCMC E/205), Floor No: 2nd, Plot No: H No 03, Street Name: Chatrapati Shivaji Nagar, Sector Ward No: Ward No.53, Land Mark: Nr Mahangarpalika, Village: Nilemore, Location: Nallasopara (W), Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station: Nallasopara West, North By: Sajjangad Chs Ltd, South By: Siddhivinayak CHS Ltd, East By: Tikana CHS Ltd, West By: Bunglow, (280 Area in SQ FT) | | 09.06.2023 | 1628092 | 1663200 | VIRAR BRANCH | GUT No: 129, Building Name: Mahalaxmi Apartment, House No: 20.07.2021 20.10.2023 401 Wing A, Floor No: 4th, Plot No: 129, Street Name: Nityanand Nagar, Sector Ward No: Chandansar Road, Land Mark: Ganapati Mandir, Village: Kopari, Location: Virar (E), Taluka: Vasai, State: Maharashtra, Pin Code: 401303, Police Station: Virar East, North By: Open Plot, South By: Internal Road, East By: Sai Pavan Bldg, West By: Bhagwati Classic, (229 AREA IN SQ FT) 0-01-2024 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM. with unli | 1575692 | 1102898 |
| 7 | MH0580600002100 | GUT No: OLD 13 80 NEW 68 67, Building Name: Vinay Nagar CHSL, House No: V-8/302, Floor No: 3rd, Plot No: Old 13 80 New | | 07.08.2023 | 2388540 | 2128500 | | Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online r | | |

4012363

4428355

2294365

3011177

2128345

1938830

2005349

2691000

1757995

1587037

2009000

1828500

1593775

2182050

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

nvites 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".

THE 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 avai online training on E-Auction from the service provider M/s, 4closure, VIRAR BRANCH: 3rd Floor, Sandeep House, Tirupati Nagar Phase-1, Opp. Royal Academic School, Virar(W)-401303, Office Tel.: 8582882530 | Contact Details: SIDDHARTH MISHRA | Branch mail Id: virar@gichfindia.com / VASAI BRANCH: 1st Floor. Kini Associates Building, Behind Stella Petrol pump, Vasai West, Mumbai-401202. Office Tel: 8108986111 | Contact Details: SUSHMA SHETTY | Branch mail Id: vasai@gichf.co.in / BORIVALI BRANCH: 401, 4th Floor, Soni Shopping Center, Above Om Jewellers, L.T.Road, Borivali(W), Mumbai-400092. Branch mail Id: borivali@gichfindia.com / BOISAR BRANCH: 235, Second Floor, Harmony Plaza, Opp. SBI, Tarapur Road, Boisar (W) - 401501. Office Tel: 9819906655 | Contact Details: SANTOSH KHAVARE | Branch mail Id: boisar@gichfindia.com

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 provider.

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, Center: Fort, Branch: LCB, Fort, Account Type: Current Account, 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 Submission due date.

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.

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.

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

18. GICHFL is not responsible for any liabilities 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 Basic.

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

Date: 09.12.2023 Place: Virar/Vasai/Borivali/Boisar

Sd/-. Authorised Officer GIC HOUSING FINANCE LTD.