



GIC HOUSING FINANCE LTD.

Corporate Office / Head Office : Gichn, National Insurance Building 6th Floor, 14, Janshodhji Talla Street, Churchgate, Mumbai - 400020. Tel No- 022-43041900. EMAIL ID : corporate@gichf.com Website : www.gichfindia.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@gichfindia.com,
Office Tel : 0712-2582008 Contact Details : Vikrant Gupta 9403587862, Nikhil Yerande 9423143048

E-AUCTION SALE NOTICE

E-AUCTION DATE : 07-10-2026 / Last Date for Bid Submission : 06-10-2026

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 Borrowers/Mortgagors having failed to repay the said outstanding loan amount, the authorised officers of GICHFL have taken PHYSICAL POSSESSION of the following properties 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.	Name of the Borrower/ Co Borrower/ Guarantor Name / Loan File No	Property Address/ Property Area (Built Up In Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 31.08.2026 (Incl. POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0410610001728 Pritesh S Wade	KH No 1/1/A, Aastrea Regency, House No: 407, Floor No : 4th Floor Ph No 46, Buddha Vihar, Near ITI Road, Grampanchayat Wanadongri, Indir Area Nagpur, Nagpur, Maharashtra, Pin Code: 440016	09-02-2023	Physical Possession Dt: 21-08-2023	4389312/-	2292705/-
2	MH0410610001458 Mr. Devendra Vishnu Belgamwar	Green Emerald-3 Green City, Fl No-204 Wing-B Plot No: KH-5/1, Shankarpur Road, Green Space Infra, Behind Mihan Colony, MZ-Gotal Panji, Narsala Nagpur, Maharashtra, Pin Code: 440034	04-10-2018	Physical Possession Dt: 25-02-2020	4023458/-	1312856/-

DATE OF E-AUCTION & TIME : 07-10-2026 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 06-10-2026 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:-

- 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 Auction 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 E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Amespet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend : Sari pitra - 8142000061, Rekha - 8142000066 and Sonuwal : 8142000063 Mail Id : info@bankauctions.in, T. Jaya Prakash Reddy, Manager - Operations, Mobile No. 8142000064, prakash@bankauctions.in. Property enquiries, CONTACT DETAILS : Vikrant Gupta 9403587862, Nikhil Yerande 9423143048
- 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, 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 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 and any other applicable tax etc. in respect of the said properties. 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.
- Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- 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 Borrower / 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).
- 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>.

For GIC Housing Finance Ltd.

Sd/-

Authorised Officer

Date : 16.09.2026

Place : NAGPUR