



GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Tueno, Lohagaon, Pune, Maharashtra 411014
Branch Office: FF11, Fourth Floor, Girish Heights, Near LIC Square, Kaptee Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuldi, Nagpur, Maharashtra

E-AUCTION - SALE NOTICE

Sale of secured immovable asset under SARFAESI Act

E-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/ Mortgagee (s)/Guarantor(s) that the below described immovable properties mortgaged to Grium Housing Finance Limited (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 read with Rules 8 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 12-01-2026 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.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.griumhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. LAP0 62 820000005029931 Bhaskar Manoharrao Paunikar (Borrower) Nirmaia Manohar Paunikar (Co Borrower) Pinki Bhaskar Paunikar (Co Borrower)	Notice date: 09-07-2025 Total Dues: Rs. 1500324/- (Rupees Fifteen Lakh Three Hundred TwentyFour Only) payable as on 09-07-2025 along with interest @15.35% p.a. till the realization.	Physical	All That Piece And Parcel Of Northern Portion Of Land Facing Towards East Side Bearing House No. 1273/C Admeasuring Area 31,835 Sq. Mt., (342.9 Sq. Ft.), Being A Part And Portion Of Land Bearing Survey No. 5/10 Of Mouza - Nagpur, Division No. 3 Bearing City Survey No. 219 And Sheet No. 263 Situated Within The Limits Of Nagpur Improvement Trust, In Tahsil And District Nagpur. Bounded As Under: On The East : By Common Road And Besides House Of Govinda Paunikar, On The West : By House Of Pandurang Paunikar, On The North: By Open Space And Besides House Of Ramkrushna Thapodkar, On The South: By Remaining Portion Of Same House.	Rs. 2034900/- (Rupees Twenty Lacs Thirty Four Thousand Nine Hundred Only)	Rs. 203490/- (Rupees Two Lacs Three Thousand Four Hundred Ninety Only)	31-12-2025 Before 5 PM	10,000/-	26-12-2025 (11AM - 4PM)	12-01-2026 (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/ herself 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 Gurgaon Haryana- 122003. Helpline Number- 7291981124, 25, 26 Support Email id - Support@bankauctions.com. Contact Person - Dharni P. Email id- dharni.p@ciindia.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/ DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank- ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915. ICICI Bank Ltd, Panchsheel Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014. drawn on any nationalized or scheduled Bank on or before 31/12/2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: FF11, Fourth Floor, Girish Heights, Near LIC Square, Kaptee Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuldi, Nagpur, Maharashtra Mobile no. +91 8281138143 e-mail ID p.adith@griumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.griumhousing.com to take part in e-auction.

This notice should also be considered as 30 DAYS (Thirty) notice to Borrower / Co-Borrower/ Mortgagee (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 Indian Express shall be prevail

Date: 12-12-2025 Place: NAGPUR

Sd/- Authorised Officer, Grium Housing Finance Limited