

LAN: LXPAL00117-180062865 Branch: PALLGHAR Borrower: AATISH SURESH JOGALE Co-Borrower: SHARMILA AATISH JOGALE Guarantor: SAVITA AAPASAHAB NANGURE	19-06-2018 For Rs. 1256316/- (Rupees Twelve Lac Fifty Six Thousand Three Hundred Sixteen Only)	Flat No. 402 Shree Complex Village More Nalaspada (E) Dist. Palghar 401209 Thane Maharashtra	Reserve Price: Rs. 625000/- (Six Lakh Twenty Five Thousand Only) EMD: Rs. 62500/- (Sixty Two Thousand Five Hundred Only) Last date of EMD Deposit: 27-09-2024	Gad-892813831/Pandurang Dargu Jadhav-9372704929/CHANDRASHHEKHAR SHRIRAM KUMBHAR-9372704934/ Narendra Datta Salunke-8097498959/ABHIJIT CHAVAN-9372705200/AMIT AMBURE-7506776505 details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696 E-mail ID: contact@auctionbazaar.com Place: MAHARASHTRA Date: 12.09.2024
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Sd.
Authorized Officer
Phoenix ARC Private Limited



LIC HOUSING FINANCE LTD

LIC HOUSING FINANCE LIMITED

E AUCTION SALE NOTICE

Jeeyan Prakash, 4th Floor, Sir P.M.Road, Fort, Mumbai-400001.

WHEREAS the undersigned being the Authorized Officer of LIC Housing Finance Ltd (LIC HFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (1)2 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 due amount, the undersigned have taken **PHYSICAL POSSESSION** of the following properties in the exercise of powers conferred U/s 13(1) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr No	Name of the Borrowers & Loan Ac. No.	Property Description	Date Of Demand Notice	Fix Reserved Price	EMD (rs)	Inspection Date & Time	EMD COLLECTION ACCOUNT DETAILS
1	LOAN A/C NO. 6105000710695 Mr. Anil Kumar Sharma & Mrs. Mamta Anil Kumar Sharma	Flat No. 702, 7th floor, Reliance Residency, Emerald Bldg. Magham Emerald CHSL, Survey No 58/1a, Village Pale, next to Shiv Mandir, Ambernath (east), Thane-421501.	18.06.2021	₹ 31,58,750/- (Rupees Thirty One Laks Fifty Eight Thousand Seven Hundred Fifty Only)	₹ 3,15,875/- (Rupees Three Laks Fiteen Thousand Eight Hundred Seventy Five Only)	21st September, 2024 from 10.00 am to 12.00 pm	Beneficiary Name: LIC Housing Finance Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWEBOXY10695 IFSC Code: UT1800CCH274
2	LOAN A/C NO. 610900006132 Mr. ABHAYKUMAR SARODE	Flat no. 004, Ground Floor, E wing, Shiv Shaktih Complex, Chikholi, Ambernath West, Thane, Maharashtra-421503.	30.06.2022	₹ 21,85,000/- (Rupees Twenty One Laks Eighty Five Thousand Only)	₹ 2,18,500/- (Rupees Two Laks Eighteen Thousand Five Hundred Only)	21st September, 2024 from 2.30 pm to 4.30 pm	Beneficiary Name: LIC Housing Finance Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWEBOYU03246 IFSC Code: UT1800CCH274
3	LOAN A/C NO. 610700003248 MR. ASHWINI PANKAJ POL	Flat No. 1807B, 18th Floor, Q Building, Diamond SLE-I, Royal Palm Village- Maroshi, Aarey Milk Colony, Near Unit No. 26, Goregaon- East, Mumbai-400605	25.10.2019	₹ 30,00,000/- (Rupees Thirty Laks Only)	₹ 3,00,000/- (Rupees Three Laks Only)	04th October, 2024 from 2.00 pm to 05.00 pm	Beneficiary Name: LIC Housing Finance Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWEBOU03246 IFSC Code: UT1800CCH274
4	LOAN A/C NO. 6102000071668 Ms. NIDA TALU MOHD ANSARI	Flat No.104, 1st Floor, Plot No.43, Sector 03, Shelter Nest Co-operative Housing Society Ltd, Talaja Panchand, Taluka Panvel, District Raigad-410208 Area: 534.66 sq ft	20.12.2018	₹ 32,30,000/- (Rupees Thirty Two Laks Thirty Thousand Only)	₹ 3,23,000/- (Rupees Three Laks Twenty Three Thousand Only)	04th October, 2024 from 2.00 pm to 05.00 pm	Beneficiary Name: LIC Housing Finance Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWEBOU01668 IFSC Code: UT1800CCH274
5	LOAN A/C NO. 6107100003180 Mr. GANESH NARAYANA GANDHI and Mrs. ANNU GANESH GANDHI	Flat No. 303, 3rd Floor Parijat Kh-2 Chs Ltd, In B. No.28, Sector - 16& 17, Vastu Vihar Complex, Kharghar Navi Mumbai.	20.04.2017	₹ 50,00,000/- (Rupees fifty lakh Only)	₹ 5,00,000/- (Rupees five lakh Only)	28th September 2024 Between 12pm to 4pm	Beneficiary Name :- LIC HOUSING FINANCE Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWEBOB003180 IFSC Code: UT1800CCH274

Website For E-Auction: <https://bankauctions.in>
Last Date of Submission of Tender / Sealed bid: October 14th 2024 before 5.00 PM.
E-Auction date: October 15th 2024 from 12.00 PM to 13.00 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), LICHL invites OFFERS through e-auction only for 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' and 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted through "Online". The E-Auction will be conducted through LIC-Housing Finance-approved E-auction service provider - M/s. 4Closures.
- 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 Agency M/s. 4Closures, Officer Name - Client Service Delivery Team - Mob No. - +91 8142000725 / 814200062766, 040-23736405, email id: -arjit@bankauctions.in, Auction Portal - <https://bankauctions.in>, Address:- Block No.605, A, 6th Floor, Matirvanam Commercial Complex, Ambernol, Hyderabad-5000360R
- 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.
 - For Inspection: Sr No. 1 & 2: M/S ANIL KOHALI AND ASSOCIATES- Mr Sachin Jalgaonkar (Tel No. 022 4012-7452 / 9702282676)
 - For Inspection: Sr No. 3 & 4: M/s GIS Mumbai Pvt Ltd (Tel No. 022 22634506 / M-90294 41319 / 91676 35081) For Inspection: Sr No. 5: M/S. VISHESH ENFORCEMENTS AND FINANCE (M-9821522977/ 9664971608)

Once intending Bidder formally registers as a qualified tenderer before authorized officer of LICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the

MR. ASHWINI PANKAJ P.O.L.	Royal Farm Village - Maroshi, Aravy Bank Colony, Near Unit No. 26, Goregaon - East, Mumbai - 400605	Lakhs Only)	05.00 pm	Account Number: HFLWE80MU03248 IFSC Code: UT1800CHZ74	
4	LOAN A/C NO. 610200001668 Ms. NIDA TAJ MOHD ANSARI	Flat No 104 1st Floor, Plot No 43, Sector 03, Shrihar Nest Co-operative Housing Society Ltd, Talaja Panchand, Taluka Panvel, District Raigad-410208 Area 534.66 sq ft	20.12.2018 (Rupees Thirty Two Lakhs Thirty Thousand Only)	04th October, 2024 From 2.00 pm to 05.00 pm	Beneficiary Name: LIC Housing Finance Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWE80MU01668 IFSC Code: UT1800CHZ74
5	LOAN A/C NO. 6101000003180 MR. GANESH NARAYANA GANDHI and Mrs. ANNU GANESH GANDHI	Flat No. 303, 3rd Floor Parlat Kh-2 Chs Ltd, In B No 28 Sector - 16& 17, Vastu Vihar Complex, Kharghar Navi Mumbai.	20.04.2017 (Rupees fifty lakh Only)	28th September 2024 Between 12pm to 4pm	Beneficiary Name: LIC HOUSING FINANCE Ltd Beneficiary Branch Name: AXIS BANK, CENTRALISED COLLECTION HUB Account Number: HFLWE80MU003180 IFSC Code: UT1800CHZ74

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- 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 Agency **M/s. 4Closure, Officer Name - Client Service Delivery Team - Mob No. - +91 8142000725 / 81420006266, 040-23736405, email id:-arjit@bankauctions.in, Anil@bankauctions.in, Address:- Block No.605, A, 6TH Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad-5000380R**
- 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 must have his/her email address to participate in the online E-auction.
 - Once Intending Bidder formally registers as a qualified tenderer before authorized officer of LICHL, 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.
 - The said Depositor's shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposits will not carry any interest.
 - If the successful bidder defaults in effecting payments or fails to adhere to the terms and conditions of the Sealed Tender / Auction in any manner, the amount already deposited will be forfeited and he/she shall not have any claim as such for the forfeited amount.
- The offers along with the aforesaid Earnest Money Deposit (EMD) can be submitted through NEFT/RTGS the EMD and scanned copy of KYC documents, including PAN Card & (Aadhaar 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 LIC Housing Finance Ltd., mentioned above on or before EMD Submission October 14th 2024 before 5:00 PM.**
- 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
- Minimum Bid Increment amount Rs. 10,000/- (Rupees Ten Thousand)**
- The successful bidder/s shall deposit 25% of the amount of the sale price, adjusting the EMD paid already, immediately on acceptance of the 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. If the balance amount is not deposited within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and main-tenance 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 the the sale certificate, such as registration fees, stamp duty, taxes, or any other duties 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 Borrowers, Mortgagees 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 E-Auction Sale. Inspection of the above said properties can be given based on prior appointment and as per convenience of the 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.
- LICHL 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.
- The LIC Housing Finance Limited reserves the right to CANCEL / ACCEPT / REJECT / ALTER / MODIFY / POSTPONE the TENDER SALE / AUCTION without giving any reason whatsoever or prior Notice.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the property. LIC Housing Finance Ltd will not be held responsible for any change, lien and encumbrance, property tax or any other dues to government or anybody in respect of the property under sale.
- The sale is subject to confirmation by LIC Housing Finance Ltd.

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. 4Closure" and website <https://bankauctions.in>

Date : 12.09.2024
Place : Mumbai

Sd/-
Authorised Officer
LIC HOUSING FINANCE LIMITED

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