

WHEREAS the undersigned being the Authorized Officer of L.I.C. 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 (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 due amount, the undersigned have taken **SYMBOLIC/ PHYSICAL POSSESSION** of the following properties in the 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 Borrowers & Loan Ac. No.	Property Description	Date Of Demand Notice	Fix Reserved Price	EMD (Rs)	Possession Date	Inspection Date & Time	EMD COLLECTION ACCOUNT DETAILS
1	Loan A/C No. 610400003083 Mr. Bobby Surendranath	Flat No.61, 6th Floor, Building K1, Dhawalgiri CHS, Yashodhan Megh Malhar Complex, Gen A.K. Vaidya Marg, Near Filmcity Road, Chincholi, Goregaon- East, Mumbai-400063 (Carpet Area :1162 sq.ft.)	25.07.2018	Rs. 2,78,50,000.00 (Rupees Two Crore Seventy Eight Lakh Fifty Thousand Only)	Rs. 27,85,000.00 (Rupees Twenty Seven Lakh Eighty Five Thousand Only)	Physical	13.01.2026 11.00 AM to 02.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU610400003083 IFSC Code: UTIB0CCH274
2	Loan A/C No. 611000005009 & 611000005523 Mr. Amol Yashwant Shirke Ms. Pradnya Shinde	Flat no-102,1st Floor, S.No-32, H.No-1, Atlantis Apartment, Borivade, Thane -400608. (Built up Area : 482sq.ft)	02.12.2023	Rs. 79,00,000.00 (Rupees Seventy Nine Lakh Only)	Rs.7,90,000.00 (Rupees Seven Lakh Ninety Thousand Only)	Physical	14.01.2026 11.00 AM to 02.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU611000005009 IFSC Code: UTIB0CCH274
3	Loan A/C No.610900005337 Mr. Hemant Vishnu More , Mr. Vishnu Baburav More , Ms. Swati Vishnu Risbud And Ms. Shanta Vishnu More	Flat no 303, Kalyani B wing, Jai Mata Di Complex, Kasheli, Kaihar, Bhiwandi, Thane - 421302. (Built up Area 860 sq.ft)	21.03.2017	Rs. 33,00,000.00 (Rupees Thirty Three Lakh Only)	Rs.3,30,000.00 (Rupees Three Lakh Thirty Thousand Only)	Physical	14.01.2026 03.00 PM to 05.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Bank Beneficiary Bank Account No.:LHMU610900005337 IFSC Code:UTIB0CCH274
4	Loan A/C No.610400003069 & 610400003070 Mr. Deepak Shah Ms. Achala Deepak Shah	Flat No.801& 802 =(Merged), 8th floor Aristo cloud, Near Nanavati Hospital,SV Road, Vile Parle West, Mumbai-400056.(Carpet Area: 1955 sq.ft+1678 sq.ft=3633 sq.ft) The properties are under attachment of Competent Authority/EOW under MPID ACT, in Special Case (MPID) No. 998 of 2023. LIC HFL has filed an application for lifting of attachment of competent authority / EOW over Immovable of Flat No.801 & 802 is pending before the Hon'ble Session Court, therefore the sale would be subject to outcome of MISC. Application no.438 of 2025	09.12.2019	Rs. 20,00,00,000.00 (Rupees Twenty Crore Only)	Rs. 2,00,00,000.00 (Rupees Two Crore Only)	Physical	13.01.2026 03.00 PM to 05.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU610400003069 IFSC Code: UTIB0CCH274
5	Loan A/C No. 611900002280 Ms. Christina Rajesh Ahlwalde Mr. Rajesh Madhukar Ahlwalde	Flat No-101,1st Floor Building D1,Arihantanshula,S.No.1/1A,67/1A,1B, 2,3,4,68/1,2,3B,4,5&6.Village Ghot,Tal-Panval,DistRaigad-410208. (Carpet Area 591 sq.ft)	22.04.2021	Rs.43,70,000.00 (Rupees Forty Three Lakh Seventy Thousand Only)	Rs.4,37,000.00 (Rupees Four Lakh Thirty Seven Thousand only)	Physical	16.01.2026 11.00 AM to 01.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Bank Beneficiary Bank Account No.:LHMU611900002280 IFSC Code: UTIB0CCH274
6	Loan A/C No. 611100002575 Mr. Amit Madanlal Lakhnapal	Flat No 1303-1304,13th Floor, B Wing, Sanpada Kshitij Chsl, Plot No-3, Sector 19, Palm Beach Road ,Sanpada, Thane ,Navi Mumbai, Maharashtra -400705 ,Flat no 1303-Carpet Area 754 sq.ft (2BHK) Flat no 1304- Carpet Area 907 sq.ft (2BHK) *This property is under the attached Maharashtra Protection of Interest of Depositors (MPID)	09.11.2023	Rs 5,24,00,000.00 (Rupees Five Crore Twenty four Lakh Only)	Rs.52,40,000.00 (Rupees Fifty Two Lakh Forty Thousand Only)	Symbolic	17.01.2026 11.00 AM to 02.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU611100002575 IFSC Code:UTIB0CCH274
7	LOAN A/C NO. 611900002784 Mr. Sarjit Laxman Siddhu Ms. Geetanjali Sarjit Siddhu	Flat No.1102, 11th Floor, Bldg No.3, A-Wing, Nahar Cayenne , Off Chandivali Farm Road, Nahar Amrit Shakti, Chandivali, Andheri East, Mumbai, Maharashtra - 400072 (Carpet Area 780 Sq.ft)	27.12.2022	Rs 2,10,00,000.00 (Rupees Two Crore Ten Lakh Only)	Rs.21,00,000.00 (Rupees Twenty One Lakh Only)	Symbolic	16.01.2026 03.00 PM to 05.00 PM	Beneficiary Name : LIC HOUSING FINANCE LTD Beneficiary Bank Name:Axis Bank Beneficiary Bank Account No.:LHMU611900002784 IFSC Code:UTIB0CCH274

Website For E- Auction	www.auctionbazaar.com
Last Date of Submission of Tender / Sealed bid	Jan 27th 2026 before 5.00 PM.
E- Auction date	Jan 28th 2026 from 12.00 PM to 03.00 PM
Contact details of officials:	9702040992/ 9920965783

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 online mode only to purchase the said property as per the following Terms and Conditions as mentioned below:

- E-Auction Sale is being held on 'As is where is Basis' and 'As is what is Basis', 'Whatever there is Basis' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through LIC HFL approved E-auction service provider – M/s. ARCA EMART PRIVATE LIMITED , +91 7997043999, & +91 83709 69696, email: contact@auctionbazaar.com, support@auctionbazaar.com, Auction portal - www.auctionbazaar.com
 - To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location and Identity of the property, Inspection of Public records in the Sub Registrars' Offices/Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labor Dues, electricity, and maintenance dues, etc., of the 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 over and above the Reserve Price. LICHL will not be held responsible for any charge, lien, liabilities, etc., of whatsoever nature pending upon the properties as mentioned above.
 - The intending bidders should register their names at the portal www.auctionbazaar.com 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. ARCA EMART PRIVATE LIMITED,**
 - 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 LICHL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting documents. 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.
 - If the successful bidder defaults in effecting payments or fails to adhere to the terms and condition of E-Auction in any manner the amount already deposited will be forfeited and he/she shall not have any claim as such for forfeited amount.
 - The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted "online" through the portal eg., "www.auctionbazaar.com" along with the EMD and scanned copy of KYC documents including PAN Card & (Aadhar Card) address proof, to the service provider, mentioned above on or before the Bid Submission due date & time as per Other details of Auction above. Authorised Officer is not bound to accept highest offer made by the bidder if not acceptable to the secured creditor.
 - Every Bidder shall deposit EMD before participating in E-Auction. 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.
 - Minimum Bid Increment amount Rs. 10,000/- (Rupees Ten Thousand) However, Authorised Officer will state bidding increment amount percentage for each property if, decided otherwise.**
 - The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, within 24 hours of bid acceptance by the Authorized officer/next working day before close of cash hours, 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 unless decided otherwise by Authorised Officer in writing, the maximum period allowed is 90 days, beyond which time-period cannot be extended. 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.
 - 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 E-Auction Sale.
 - Inspection of the photocopies of documents and Property Inspection of the above said properties can be done on the dates stated in the advertisement. Interested bidders shall contact the designated official as per the other details of E-Auction mentioned above. All conveyance and other expenses related to inspection of the property/document copies shall be borne by the interested bidders.
- For Inspection Contact: SR NO 1&4- 8329152604 , SR NO 2 -7715998729 , SR NO 3- 9619028140, SR NO 5&7 -9029531082 And SR 6-9833400159.**
- The LIC Housing Finance Limited reserves the right to CANCEL / ACCEPT / REJECT / ALTER / MODIFY / POSTPONE the AUCTION without giving any reason whatsoever or prior Notice.
 - The sale is subject to confirmation by the Secured Creditor, viz., LIC Housing Finance Ltd.

Date : 08.01.2026

Place : Mumbai

Sd/-
Authorised Officer
LIC HOUSING FINANCE LIMITED