

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.88, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at - 1st floor 173 Ravivihar Peth Commerce House Powai Naka Satara-415001, IIFL House Sun Infotech Park Road No. 16V Plot No.B-23, Thane Industrial Area Wagle Estate Thane 400604, Gyrasi Pressed Plot No.222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpath, Nagpur - 440016, CTS NO 4279/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033, 3rd Floor Oberoi Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003, GTS No 6944 Viraj Corner, Canada Corner, colleague road, 2nd Floor office No.8, Masik Masik 422005, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter 'Act'). Whereas the Authorized Officer ('AO') of IIFL HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on 'AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS' for realization of IIFL HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website www.iflhome.com.

Borrower(s)/Co-Borrower (s)/Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mr. Vijaykumar Sampat Thaurkar, Mr. Sampat Dattatray Thaurkar, Mrs. Shamila Vijay Thaurkar (Prospect No-776248)	24/01/2020 Rs. 1657908.00 (Rupees Sixteen Lakh Fifty Seven Thousand Nine Hundred and Eight Only) Bid Increase Amount Rs.25000.00/- (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing: Flat No E 401, Fourth Floor, Gat No. 650, 89p, Building E, Snehanagar, Village Shindewadi Taluka Khandala, District Satara, Maharashtra, 415014 Area Admeasuring (In Sq. Ft.): Property Type Built up area Property Area 562.00	11/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 2273002.91/- (Rupees Twenty Two Lakh Seventy Three Thousand Two and Ninety One Paise Only)	Rs. 1214000.00/- (Rupees Twelve Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs. 121400.00/- (Rupees One Lakh Twenty One Thousand Four Hundred Only)
Mr. Arun Sapan Bhulbal Mrs. Sumitra Arun Bhulbal (Prospect No- IL18051304, 852125)	26/04/2021 Rs. 1624427.00 (Rupees Sixteen Lakh Twenty Four Thousand Four Hundred and Twenty Seven Only) Bid Increase Amount Rs.25000.00/- (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing: Flat No. 302, Admeasuring 184 Sq. Ft., 3rd Floor, Laxmi Castello Building E, Survey No. 63/1 63/3, Bhopale Karjat, Raigad, Maharashtra, India, Pincode-410101 Area Admeasuring (In Sq. Ft.): Property Type: Carpet Area, Super Built Up Area Property Area 327.00,411.00	31/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 2032031.47/- (Rupees Twenty Lakh Thirty Two Thousand Thirty One and Forty Seven Paise Only)	Rs. 1184000.00/- (Rupees Eleven Lakh Eighty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 118400.00/- (Rupees One Lakh Eighteen Thousand Four Hundred Only)
Mr. Umeshchand Ramevkar Bias Mrs. Lati Umeshchand Bias (Prospect No- 800010)	14/06/2022 Rs. 707622.00 (Rupees Seven Lakh Seven Thousand Six Hundred and Twenty Two Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No. C5-202, 2nd Floor, Building C5, Area Admeasuring 15.24 Sq. Mtrs, Xrbia Vangani Phase - 1, Khadyacha Pada, Karjat, Raigad, Thane, 410201, Maharashtra, India	30/12/2024 Total Outstanding As On Date 08/12/2025 Rs. 1057388.48/- (Rupees Ten Lakh Fifty Seven Thousand Three Hundred Eighty Eight and Forty Eight Paise Only)	Rs. 596000.00/- (Rupees Five Lakh Ninety Six Thousand Only) Earnest Money Deposit (EMD) Rs. 59600.00/- (Rupees Fifty Nine Thousand Six Hundred Only)
Mr. Kiran Subash More Mr. Subhash Gobaru More Mrs. Lata Subhash More (Prospect No- 533661)	21/10/2022 Rs. 1733398.00 (Rupees Seventeen Lakh Thirty Three Thousand Three Hundred and Ninety Eight Only) Bid Increase Amount Rs.25000.00/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 101, Floor No. 1, Wing A, Shnataraman Park Type B, Village Wafa Taluka Shahpur, District Thane, Maharashtra, 421601 Area Admeasuring (In sq. ft.) Property Type: Carpet Area, Saleable Area, Super Built Up Area, Area Admeasuring Property Area: 402.00, 563.00, 477.00, 329.00	09/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 2420721.58/- (Rupees Twenty Four Lakh Twenty Thousand Seven Hundred Twenty One and Fifty Eight Paise Only)	Rs. 1373000.00/- (Rupees Thirteen Lakh Seventy Three Thousand Only) Earnest Money Deposit (EMD) Rs. 137300.00/- (Rupees One Lakh Thirty Seven Thousand Three Hundred Only)
Mr. Bharat Shiriram Patil Mrs. Savita Bharat Patil (Prospect No- IL10121720)	21/01/2023 Rs. 1132090.00 (Rupees Eleven Lakh Thirty Two Thousand and Ninety Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Row House E-1, Ground Floor, Akshat Supercity Phase 2 Gut No. 129, situated at Gangapur Jahagir, Aurangabad, Maharashtra-431154, Area Admeasuring In Sq. Ft. Property Type: Carpet Area, Area Admeasuring Property Area: 382.00, 396.00	07/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1587881.94/- (Rupees Fifteen Lakh Eighty Seven Thousand Eight Hundred Eighty One and Ninety Four Paise Only)	Rs. 913000.00/- (Rupees Nine Lakh Thirteen Thousand Only) Earnest Money Deposit (EMD) Rs. 91300.00/- (Rupees Ninety One Thousand Three Hundred Only)
Mr. Nitin Devidas Kute Mr. Devidas Rajaram Kute Mrs. Abhiya Devidas Kute (Prospect No- IL10189988)	17/04/2023 Rs. 778967.00 (Rupees Seven Lakh Seventy Eight Thousand Nine Hundred and Sixty Seven Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No. 305, Carpet Area 303 Sq. Ft., Super Built Up Area 303 sq. ft., 3rd Floor, Bldg No. B-53, Kh No. 63, Tarodi KH, Near Symbiosis University, Kamtee, Nagpur, Maharashtra, 440035	15/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1051958.69/- (Rupees Ten Lakh Fifty One Thousand Nine Hundred Fifty Eight and Sixty Nine Paise Only)	Rs. 654000.00/- (Rupees Six Lakh Fifty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 65400.00/- (Rupees Sixty Five Thousand Four Hundred Only)
Mr. Rohan Dilip Waghmare Mrs. Sayali Rohan Waghmare Sai Construction (Prospect No- IL10201202)	17/10/2023 Rs. 1421931.00 (Rupees Fourteen Lakh Twenty One Thousand Nine Hundred and Thirty One Only) Bid Increase Amount Rs.25000.00/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 108, Floor No. 1, Building A5, Gat No. 189 (Old S.No. 180), Playtor Rajnagar Wada Road, Satkarsthal Village, Pune, Maharashtra, 410505 Area Admeasuring (In sq. ft.): Property Type: Saleable Area, Carpet Area, Area Admeasuring Property Area: 349.00, 239.00, 258.00	08/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1848438.56/- (Rupees Eighteen Lakh Forty Eight Thousand Four Hundred Thirty Eight and Fifty Six Paise Only)	Rs. 1646000.00/- (Rupees Sixteen Lakh Forty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 164600.00/- (Rupees One Lakh Sixty Four Thousand Six Hundred Only)
Mrs. Anita Hemant Galbhiye Mr. Hemant Speed Track Education Zone (Prospect No- IL10112566)	24/04/2024 Rs. 2584827.00 (Rupees Twenty Five Lakh Eighty Four Thousand Eight Hundred and Twenty Seven Only) Bid Increase Amount Rs.40000.00/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing: Flat No. 408, Floor No. 4, B Wing, Ashok Vatika Wing B, Plot No. 5, House No 2/5, Kh No. 6A, 6B, PH No. 37, Mouza Narasala, Nagpur, Maharashtra, India, 440034 Area Admeasuring (In sq. ft.): Property Type: Saleable Area, Carpet Area Property Area: 754.00, 471.00	28/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 3352349.57/- (Rupees Thirty Three Lakh Fifty Two Thousand Three Hundred Forty Nine and Fifty Seven Paise Only)	Rs. 2880000.00/- (Rupees Twenty Eight Lakh Eighty Thousand Only) Earnest Money Deposit (EMD) Rs. 288000.00/- (Rupees Two Lakh Eighty Eight Thousand Only)
Mr. Laxman Hemraj Patil Mrs. Achal Laxman Patil Parish Enterprises (Prospect No- IL10188231)	17/09/2024 Rs. 2423302.00 (Rupees Twenty Four Lakh Twenty Three Thousand Three Hundred and Two Only) Bid Increase Amount Rs. 25000.00/- (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing: Flat No. C-42, 4th Floor, C Wing, Plot No. 1, Land Bearing Survey/ Khasra No. 180/1, Janki Sahniwas, Jaljala, Bearing City Survey No. 685, Sheet No. 562/48, Within Limits Of Nagpur Municipal Corporation Ward No. 74 Bearing Corporation House No. 1072/a, Near Green Chillies Takeout, Nagpur - 440025 Property Type: Saleable area, Carpet area, Built up area Property Area 446.00, 300.00, 654.00	17/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 2592462.60/- (Rupees Twenty Five Lakh Ninety Two Thousand Four Hundred Sixty Two and Sixty Paise Only)	Rs. 1976000.00/- (Rupees Nineteen Lakh Seventy Six Thousand Only) Earnest Money Deposit (EMD) Rs. 197600.00/- (Rupees One Lakh Ninety Seven Thousand Six Hundred Only)



Mr. Lata/ Mrs. Lata Uneshchand Bias (Prospect No-800010)	21/10/2022 Rs. 1733398.00 (Rupees Seventeen Lakh Thirty Three Thousand Three Hundred and Ninety Eight Only)	All that part and parcel of the property bearing Flat No. 101, Floor No. 1 Wing A, Shastaran Park Type B, Village Wale Taluke Shahpur, District Thane, Maharashtra, 421601 Area Admeasuring (In sq. ft.) Property Type: Carpet Area, Saleable Area, Super Built Up Area, Area Admeasuring Property Area: 402.00, 563.00, 477.00, 329.00	Total Outstanding As On Date 08/12/2025 Rs. 1057388.48/- (Rupees Ten Lakh Fifty Seven Thousand Three Hundred Eighty Eight and Forty Eight Paise Only)	Five Lakh Ninety Six Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 59800.00/- (Rupees Fifty Nine Thousand Six Hundred Only)	
Mr. Kiran Subash More Mr. Subhash Gobaru More Mrs. Lata Subhash More (Prospect No-933661)	21/10/2022 Rs. 1733398.00 (Rupees Seventeen Lakh Thirty Three Thousand Three Hundred and Ninety Eight Only)	All that part and parcel of the property bearing Flat No. 101, Floor No. 1 Wing A, Shastaran Park Type B, Village Wale Taluke Shahpur, District Thane, Maharashtra, 421601 Area Admeasuring (In sq. ft.) Property Type: Carpet Area, Saleable Area, Super Built Up Area, Area Admeasuring Property Area: 402.00, 563.00, 477.00, 329.00	09/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 2420721.58/- (Rupees Twenty Four Lakh Twenty Thousand Seven Hundred Twenty One and Fifty Eight Paise Only)	Rs. 1373000.00/- (Rupees Thirteen Lakh Seventy Three Thousand Only)
	Bid Increase Amount Rs. 25000.00/- (Rupees Twenty Five Thousand Only)		Earliest Money Deposit (EMD) Rs. 137300.00/- (Rupees One Lakh Thirty Seven Thousand Three Hundred Only)	
Mr. Bharat Shrinam Patil Mrs. Savita Bharat Patil (Prospect No-IL10131720)	21/01/2023 Rs. 1132090.00 (Rupees Eleven Lakh Thirty Two Thousand and Ninety Only)	All that part and parcel of the property bearing Row House E-1, Ground Floor Akshel Super City Phase 2 Gut No. 129 situated at Gangapur Jahagir Aurangabad, Maharashtra, 431154, Area Admeasuring in Sq Ft. Property Type: Carpet Area, Area Admeasuring Property Area: 362.00, 396.00	07/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1587881.94/- (Rupees Fifteen Lakh Eighty Seven Thousand Eight Hundred Eighty One and Ninety Four Paise Only)	Rs. 813000.00/- (Rupees Nine Lakh Thirteen Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 91300.00/- (Rupees Ninety One Thousand Three Hundred Only)	
Mr. Nitin Devidas Kute Mr. Devidas Ramesh Kute Mrs. Ahilya Devidas Kute (Prospect No-IL10168866)	17/04/2023 Rs. 778967.00 (Rupees Seven Lakh Seventy Eight Thousand Nine Hundred and Sixty Seven Only)	All that part and parcel of the property bearing Flat No. 305, Carpet Area 303 Sq. Ft., Super Built Up Area 303 sq. ft., 3rd Floor, Bldg No. B-53, KH No. 63, Tarodi KH, Near Symbiosis University, Kamte, Nagpur, Maharashtra, 440035	15/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1051958.69/- (Rupees Ten Lakh Fifty One Thousand Nine Hundred Fifty Eight and Sixty Nine Paise Only)	Rs. 654000.00/- (Rupees Six Lakh Fifty Four Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 65400.00/- (Rupees Sixty Five Thousand Four Hundred Only)	
Mr. Rohan Dilip Waghmare Mrs. Sayali Rohan Waghmare Sai Construction (Prospect No-IL10201202)	17/10/2023 Rs. 1421931.00 (Rupees Fourteen Lakh Twenty One Thousand Nine Hundred and Thirty One Only)	All that part and parcel of the property bearing: Flat No. 108, Floor No. 1, Building A5, Gat No. 189 (Old S.No. 180), Playtor Rajunagar Wada Road, Salkarshil Village, Pune, Maharashtra, 410505 Area Admeasuring (In sq. ft.): Property Type: Saleable Area, Carpet Area, Area Admeasuring Property Area: 349.00, 239.00, 258.00	08/11/2025 Total Outstanding As On Date 08/12/2025 Rs. 1848438.56/- (Rupees Eighteen Lakh Forty Eight Thousand Four Hundred Thirty Eight and Fifty Six Paise Only)	Rs. 1546000.00/- (Rupees Sixteen Lakh Forty Six Thousand Only)
	Bid Increase Amount Rs. 25000.00/- (Rupees Twenty Five Thousand Only)		Earliest Money Deposit (EMD) Rs. 164600.00/- (Rupees One Lakh Sixty Four Thousand Six Hundred Only)	
Mrs. Anita Hemant Galbiye Mr. Hemant Speed Track Education Zone (Prospect No-IL10112566)	24/04/2024 Rs. 2584827.00 (Rupees Twenty Five Lakh Eighty Four Thousand Eight Hundred and Twenty Seven Only)	All that part and parcel of the property bearing: Flat No. 408, Floor No. 4, B Wing, Ashok Vatika Wing B, Plot No. 5, House No 2/5, Kh No. 6A, 6B, PH No. 37, Mouza Narasala, Nagpur, Maharashtra, India, 440034 Area Admeasuring (In sq. ft.): Property Type: Saleable Area, Carpet Area Property Area: 754.00, 471.00	28/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 3352349.57/- (Rupees Thirty Three Lakh Fifty Two Thousand Three Hundred Forty Nine and Fifty Seven Paise Only)	Rs. 2880000.00/- (Rupees Twenty Eight Lakh Eighty Thousand Only)
	Bid Increase Amount Rs. 40000.00/- (Rupees Forty Thousand Only)		Earliest Money Deposit (EMD) Rs. 288000.00/- (Rupees Two Lakh Eighty Eight Thousand Only)	
Mr. Laxman Hemraj Petti Mrs. Acha Laxman Petti Parish Enterprises (Prospect No-IL10182231)	17/09/2024 Rs. 2423302.00 (Rupees Twenty Four Lakh Twenty Three Thousand Three Hundred and Two Only)	All That Part And Parcel Of The Property Bearing: Flat No. C-42, 4th Floor, C Wing, Plot No. 1, Land Bearing Survey/ Khasra No. 180/1, Janki Sahniwas, Jaitala, Bearing City Survey No. 685, Sheet No. 562/48, Within Limits Of Nagpur Municipal Corporation Ward No. 74 Bearing Corporation House No. 1072/a, Near Green Chillies Takeout, Nagpur - 440025 Property Type: Saleable area, Carpet area, Built up area Property Area: 446.00, 309.00, 501.92	17/10/2025 Total Outstanding As On Date 08/12/2025 Rs. 2592462.60/- (Rupees Twenty Five Lakh Ninety Two Thousand Four Hundred Sixty Two and Sixty Paise Only)	Rs. 1976000.00/- (Rupees Nineteen Lakh Seventy Six Thousand Only)
	Bid Increase Amount Rs. 25000.00/- (Rupees Twenty Five Thousand Only)		Earliest Money Deposit (EMD) Rs. 197600.00/- (Rupees One Lakh Ninety Seven Thousand Six Hundred Only)	
Mr. Sanjay Jaysingh Valmiki Mrs. Laxmi Sanjay Valmiki (Prospect No-IL10042645)	19/03/2025 Rs. 826708.00 (Rupees Eight Lakh Twenty Six Thousand Seven Hundred and Eight Only)	All that part and parcel of the property bearing: Flat no 404, 4th floor, Wing G2, Aarambh Residency Phase II, Koliwali Village Neral, Karjat, Raigad, Maharashtra, INDIA, 410101, Property Type: Carpet Area, Super Built Up Area, Property Area: 190.00, 319.00	24/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1047152.17/- (Rupees Ten Lakh Forty Seven Thousand One Hundred Fifty Two and Seventeen Paise Only)	Rs. 804000.00/- (Rupees Eight Lakh Four Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 80400.00/- (Rupees Eighty Thousand Four Hundred Only)	
Mr. Bharat Bhagaji Bakade Mrs. Sulabai Bhagaji Bakade (Prospect No-IL10043946)	19/03/2025 Rs. 1352275.00 (Rupees Thirteen Lakh Fifty Two Thousand Two Hundred and Seventy Five Only)	All That Part And Parcel Of The Property Bearing: Flat No 206, Second Floor, Building No 10, Galaxy Garden Pashane Road, Vangani Karjat, Raigad, Maharashtra, India, 410101, Property Type: Carpet area, Super Built up area, Area admeasuring Property Area: 237.00, 332.00, 345.00	26/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1634445.99/- (Rupees Sixteen Lakh Thirty Four Thousand Four Hundred Forty Five and Ninety Nine Paise Only)	Rs. 869000.00/- (Rupees Eight Lakh Sixty Nine Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 86900.00/- (Rupees Eighty Six Thousand Nine Hundred Only)	
Mr. Yogesh Shrivaji Kale Mrs. Poonam Yogesh Kale (Prospect No-IL10075341)	19/03/2025 Rs. 1061339.00 (Rupees Ten Lakh Sixty One Thousand Three Hundred and Thirty Nine Only)	All That Part And Parcel Of The Property Bearing: Flat No. 208, Floor No. 2, Building No 4 Wing G, Deep Jyoti City, Old Survey No. 207, New Survey No. 140, Old Survey No. 208 Hissa No.6, New Survey No. 141 Hissa No.6, Survey No. 141, Hissa No. 2d, Old/ Survey No./hissa No. 141/2/a/2, Pashane Village Road, Vanganiw, Tal karjat, Dist. Raigad, Thane, Maharashtra 410101 Property Type: Saleable area, Carpet area, Super built Up area Property Area: 316.00, 205.00, 287.00	26/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1327348.87/- (Rupees Thirteen Lakh Twenty Seven Thousand Three Hundred Forty Eight and Eighty Seven Paise Only)	Rs. 796000.00/- (Rupees Seven Lakh Ninety Six Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 79600.00/- (Rupees Seventy Nine Thousand Six Hundred Only)	
Mr. Sunil Sharad Mane Mrs. Ashwini Sunil Mane (Prospect No-IL10132167)	20/03/2025 Rs. 1146386.00 (Rupees Eleven Lakh Forty Six Thousand Three Hundred and Eighty Six Only)	All that part and parcel of the property bearing: Flat No A312, Floor No. 3, Wing A, Data Residency Phase 1, S No 64/1B (Part), City Survey No. 16388/1, Near Shubha Chs, Village-Chinchavali, Shekin, Khalapur, Dist-Raigad, Maharashtra, 410203 Property Type: Saleable Area, Carpet Area, Super Built Up Area Property Area: 300.00, 180.00, 342.00	10/12/2025 Total Outstanding As On Date 08/12/2025 Rs. 1234667.69/- (Rupees Twelve Lakh Thirty Four Thousand Six Hundred Sixty Seven and Sixty Nine Paise Only)	Rs. 985000.00/- (Rupees Nine Lakh Eighty Five Thousand Only)
	Bid Increase Amount Rs. 20000.00/- (Rupees Twenty Thousand Only)		Earliest Money Deposit (EMD) Rs. 98500.00/- (Rupees Ninety Eight Thousand Five Hundred Only)	
Miss. Shalini Chandrakant Jagtap Mr. Chandrakant Manju Jagtap (Prospect No-IL10111770)	07/12/2021 Rs. 790295.00 (Rupees Seven Lakh Ninety Thousand Two Hundred and Ninety Five Only)	All that part and parcel of the property bearing: All that part and parcel of the property bearing Flat No 6, Admeasuring 344 Sq. Ft., 1st Floor In Building No 4 Ankay Co-Op Hsg Soc Ltd Plot No 13 Survey No 382 Village Makhmalabad Nashik. Maharashtra	22/02/2024 Total Outstanding As On Date 08/12/2025 Rs. 1096537.52/- (Rupees Ten Lakh Ninety Six Thousand	Rs. 428000.00/- (Rupees Four Lakh Twenty Eight Thousand Only)
	Bid Increase Amount		Earliest Money Deposit (EMD)	

Mrs. Achaal Laxman Parash Enterprises (Prospect No-IL10188231)	(Rupees Twenty Four Lakh Twenty Three Thousand and Two Only) Bid Increase Amount Rs. 25000.00/- (Rupees Twenty Five Thousand Only)	Bearing Flat No. C-42, 4th Floor, Wing Plot No. 1, Land Bearing Survey/Khasra No. 180/1, Janki Sahasra, Jaljala, Bearing City Survey No. 685, Sheet No. 56246, Within Limits Of Nagpur Municipal Corporation Ward No. 74 Bearing Corporation House No. 1072/a, Near Green Chillies Takeout, Nagpur - 440025 Property Type: Saleable area, Carpet area, Built up area Property Area: 446.00, 309.00, 501.92	Total Outstanding As On Date 08/12/2025 Rs. 2592462.00/- (Rupees Twenty Five Lakh Ninety Two Thousand Four Hundred Sixty Two and Sixty Paise Only)	Earliest Money Deposit (EMD) Rs.197600.00/- (Rupees One Lakh Ninety Seven Thousand Six Hundred Only)
Mr. Sanjay Jaysingh Vaimiki Mrs. Laxmi Sanjay Vaimiki (Prospect No-IL10042645)	19/03/2025 Rs. 826708.00 (Rupees Eight Lakh Twenty Six Thousand Seven Hundred and Eight Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no.404, 4th floor, Wing G2, Aarambh Residency Phase II, Koliwali Village Neral, Karjat, Raigad, Maharashtra, INDIA, 410101, Property Type: Carpet Area, Super Built Up Area, Property Area: 190.00, 319.00	24/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1047152.17/- (Rupees Ten Lakh Forty Seven Thousand One Hundred Fifty Two and Seventeen Paise Only)	Earliest Money Deposit (EMD) Rs.80400.00/- (Rupees Eight Lakh Four Thousand Only) Earliest Money Deposit (EMD) Rs.80400.00/- (Rupees Eighty Thousand Four Hundred Only)
Mr. Bharat Bhagaji Bakade Mrs. Sulabai Bhagaji Bakade (Prospect No-IL10043946)	19/03/2025 Rs. 1352275.00 (Rupees Thirteen Lakh Fifty Two Thousand Two Hundred and Seventy Five Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No 206, Second Floor, Building No. 10, Galaxy Garden Pashane Road, Vangani Karjat, Raigad, Maharashtra, India, 410101, Property Type: Carpet area, Super Built up area, Area admeasuring Property Area: 237.00, 332.00, 345.00	28/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1634445.99/- (Rupees Sixteen Lakh Thirty Four Thousand Four Hundred Forty Five and Ninety Nine Paise Only)	Earliest Money Deposit (EMD) Rs.80900.00/- (Rupees Eight Lakh Sixty Nine Thousand Only) Earliest Money Deposit (EMD) Rs.86900.00/- (Rupees Eighty Six Thousand Nine Hundred Only)
Mr. Yogesh Shivaji Kale Mrs. Poonam Yogesh Kale (Prospect No-IL10075341)	19/03/2025 Rs. 1061339.00 (Rupees Ten Lakh Sixty One Thousand Three Hundred and Thirty Nine Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No. 208, Floor No. 2, Building No.4 Wing G, Deep Jyoti City, Old Survey No. 207, New Survey No. 140, Old Survey No. 208 Hissa No.6, New Survey No. 141 Hissa No.6, Survey No. 141, Hissa No. 2d, Old/ Survey No./hissa No., 141/2/a/2, Pashane Village Road, Vanganiw, Tal.karjat, Dist. Raigad, Thane, Maharashtra 410101 Property Type: Saleable area, Carpet area, Super built Up area Property Area: 316.00, 205.00, 287.00	26/09/2025 Total Outstanding As On Date 08/12/2025 Rs. 1327348.87/- (Rupees Thirteen Lakh Twenty Seven Thousand Three Hundred Forty Eight and Eighty Seven Paise Only)	Earliest Money Deposit (EMD) Rs.79000.00/- (Rupees Seven Lakh Ninety Six Thousand Only) Earliest Money Deposit (EMD) Rs.79000.00/- (Rupees Seventy Nine Thousand Six Hundred Only)
Mr. Sunil Sharad Mane Mrs. Ashwini Sunil Mane (Prospect No-IL10132167)	20/03/2025 Rs. 1146386.00 (Rupees Eleven Lakh Forty Six Thousand Three Hundred and Eighty Six Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.A312, Floor No.3, Wing A, Data Residency Phase 1, S No 64/1B (Part), City Survey No. 16388/1, Near Shubha Chs, Village-Chinchavali Shekin, Khalapur, Dist-Raigad, Maharashtra, 410203 Property Type: Saleable Area, Carpet Area, Super Built Up Area Property Area: 300.00, 180.00, 342.00	10/12/2025 Total Outstanding As On Date 08/12/2025 Rs. 1234667.69/- (Rupees Twelve Lakh Thirty Four Thousand Six Hundred Sixty Seven and Sixty Nine Paise Only)	Earliest Money Deposit (EMD) Rs.98500.00/- (Rupees Nine Lakh Eighty Five Thousand Only) Earliest Money Deposit (EMD) Rs.98500.00/- (Rupees Ninety Eight Thousand Five Hundred Only)
Miss. Shalan Chandrakant Jagtap Mr. Chandrakant Manju Jagtap (Prospect No-IL10111770)	07/12/2021 Rs. 790295.00 (Rupees Seven Lakh Ninety Thousand Two Hundred and Ninety Five Only) Bid Increase Amount Rs.20000.00/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: All that part and parcel of the property bearing Flat No.6, Admeasuring 344 Sq.Ft., 1st Floor in Building No 4 Ankay Co-Op Hsg Soc Ltd Plot No.13 Survey No 382 Village Makhmalabad Nashik, Maharashtra, India, 422003. (Super built up area 372 sq. ft. and Carpet Area Admeasuring 275 sq. Ft.)	22/02/2024 Total Outstanding As On Date 08/12/2025 Rs. 1096537.52/- (Rupees Ten Lakh Ninety Six Thousand Five Hundred Thirty Seven and Fifty Two Paise Only)	Earliest Money Deposit (EMD) Rs.42800.00/- (Rupees Four Lakh Twenty Eight Thousand Only) Earliest Money Deposit (EMD) Rs.42800.00/- (Rupees Forty Two Thousand Eight Hundred Only)

Date of inspection of property	EMD Last Date	Date/ Time of E-Auction
02/02/2026 11:00 hrs - 14:00 hrs	04/02/2026 till 5 pm.	06/02/2026 at 11:00 hrs.- 13:00 hrs

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iiflonehome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.iiflonehome.com> > Select "My Bid" > Click on Pay Balance Amount

Terms and Conditions:-

- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iiflonehome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit the payment of the EMD prior to participation. Upon payment, bidders are required to submit the electronically signed E-Tender Form/Bid Form (E-Sign) using their Aadhaar Number.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, costs associated with the conveyance or transfer of the land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS applicable to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
- Bidders are advised to go through the website <https://www.iiflonehome.com> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- auction.hi@iifl.com. Support Helpline no. 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com.
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT,

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Maharashtra Date : 19.01.2026

Sd/- Authorised Officer, IIFL Home Finance Limited

