

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at: Gyaasi Prasad Plot No.222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpath, Nagpur - 440010, Kadam Building, First Floor, Opp Suman Medical, Badlapur West-421503, CTS No 6944 Viraj Corner, Canada Corner, college road, 2nd Floor office No 8, Nasik Nasik 422005, CTS No 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033, " 3rd Floor Oberal Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad -431003, S No:- 35 A/JA/1/A, Plot No:- 3, & 23, Ground Floor, Shop No:- BG-9, Swadeshi Heights, Vijay Nagar Chowk, Sangli-416416 (MH), "IIFL House Sun Infotech Park Road No. 16V Plot No B-23, Thane Industrial Area Wagle Estate Thane - 400604, "Gr Floor, Sai Anand Pride-B, Duber Naka Ghisoti Sinner Road, Sinner, Nashik-416520 "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.iiflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr. Shrikumar Rameshwar Tukar 2. Mrs. Priyanka Shrikumar Tukar 3. M/S Mahavir Fruits Center and Suppliers (Prospect No IL10145772)	23-Nov-2022 Rs. 7,88,735.00/- (Rupees Seven Lakh Eighty Eight Thousand Seven Hundred Thirty Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.101, Floor No. 1, carpet bearing 303 sq. ft. Building No. area admeasuring 303 sq. ft. Building No. B26, Nil Nagpur, Kh No.63, Tarodi Kh. Taluka Kamptee, Near Symbolises University, Nagpur 440035	13-Mar-2023 Total Outstanding As On Date 10-Jun-2025 Rs. 8,57,584/- (Rupees Eight Lakh Fifty Seven Thousand Five Hundred Eighty Four Only)	Rs. 7,00,000/- (Rupees Seven Lakh Only) Earnest Money Deposit (EMD) Rs. 70,000/- (Rupees Seventy Thousand Only)
1. Mr. Bhushan Baliram Gaiwad 2. Bhushan Enterprises 3. Mrs. Chhaya Bhushan Gaiwad 4. Mrs. Subhadra Baliram Gaiwad (Prospect No 968090)	14-Aug-2024 Rs. 1593521.00/- (Rupees Fifteen Lakh Ninety Three Thousand Five Hundred and Twenty One Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 08, Second Floor, Wing A, Building known as Radhe Krishna Heights In Society Known As Radhe Krishna Heights Co-op Hsg Soc Ltd, Constructed On Survey No C/s No 1070 To C/s No. 1080, Village Dahiwalie Tarde Taluka, Karjat District, Raigad, Maharashtra India, 410201 Area Admeasuring (in Sq. Ft.): Carpet Area Property Area: 500.00, 500.00	12-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 17,90,761/- (Rupees Seventeen Lakh Ninety Thousand Seven Hundred and Sixty One Only)	Rs. 11,86,000/- (Rupees Eleven Lakh Eighty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,18,600/- (Rupees One Lakh Eighteen Thousand Six Hundred Only)
1. Mr. Balu Shrawan Ghode 2. Mrs. Radha Shrawan Ghode 3. Mr. Shrawan Rambhau Ghode 4. Dhanshree Painting Works (Prospect No IL10137949)	25-Jun-2022 Rs. 20,48,543/- (Rupees Twenty Lakh Forty Eight Thousand Five Hundred Forty Three Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat no. 21, admeasuring 65.98 sq. Mtr., 2nd Floor, Shri, Hari Om CHSL, P No 4, Survey no. 888/3(E)A Nashik, Nashik, Maharashtra, India, 422009	09-Nov-2022 Total Outstanding As On Date 10-Jun-2025 Rs. 27,46,753/- (Rupees Twenty Seven Lakh Forty Eight Thousand Seven Hundred and Fifty Three Only)	Rs. 17,12,000/- (Rupees Seventeen Lakh Twelve Thousand Only) Earnest Money Deposit (EMD) Rs. 1,71,200/- (Rupees One Lakh Seventy One Thousand Two Hundred Only)
1. Mr. Shubham Suresh Bagul 2. Mr. Suresh Trimbak Bagul 3. Mrs. Maya Suresh Bagul (Prospect No IL10242511)	22-Apr-2024 Rs. 1734749.00/- (Rupees Seventeen Lakh Thirty Four Thousand Seven Hundred and Forty Nine Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 6-204, 2nd Floor, Wing No. Building No. 6, Atulya, Gut no.405, Jhambhul, Taluka Mawal, Vadgaon Mawal, Khane Phata, Pune, India, 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 531.00, 340.25, (Area admeasuring 499 sq. ft.)	04-Jul-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 19,80,408/- (Rupees Nineteen Lakh Eighty Thousand Four Hundred and Eight Only)	Rs. 8,60,000/- (Rupees Eight Lakh Sixty Thousand Only) Earnest Money Deposit (EMD) Rs. 86,000/- (Rupees Eighty Six Thousand Only)
1. Mr. Satva Govind Tupsamindre 2. Mrs. Adnyan Atmaram Ede 3. Diya Electronic (Prospect No IL10232214)	18-Dec-2023 Rs. 2349841.00/- (Rupees Twenty Three Lakh Forty Nine Thousand Eight Hundred and Forty One Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 02, Ground Floor, Building No- F2, Kalyani Sai Vishwa, Gat No 138/p, Harsool, Sawangi, Jalgaon, Aurangabad, Maharashtra, India, 431001 Area Admeasuring (in Sq. Ft.): Property Type: Admeasuring (in Sq. Ft.): Built Up Area, Super Built Up Area, Carpet Area Property Area: 633.00, 586.00, 487.00	07-Mar-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 28,61,054/- (Rupees Twenty Eight Lakh Sixty One Thousand and Fifty Four Only)	Rs. 13,00,000/- (Rupees Thirteen Lakh Only) Earnest Money Deposit (EMD) Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)
1. Mr. Mohan Gundappa Rajmane 2. Mrs. Jyoti Prabhakar More 3. M/s Aabha Bhojnalay 4. M/s Jayam Photo And Video (Prospect No. IL10345968)	17-Sep-2024 Rs. 1700437/- (Rupees Seventeen Lakh Four Hundred and Thirty Seven Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat no 07 on Ground Floor in Building known as Maharashtra Bank Employees HSG SOC Ltd, Constructed on Plot no 14 & 15, CTS No. 8265/16, 8265/17, Village Kupwad, Taluka Miraj, District Sangli, Maharashtra, 416146. Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area, Built Up Area, Super Built Up Area Property Area: 331.00, 390.00, 431.00	13-Dec-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 19,19,244/- (Rupees Nineteen Lakh Nineteen Thousand Two Hundred and Forty Four Only)	Rs. 11,19,000/- (Rupees Eleven Lakh Nineteen Thousand Only) Earnest Money Deposit (EMD) Rs. 1,11,900/- (Rupees One Lakh Eleven Thousand Nine Hundred Only)
1. Mr. Popat Bhausaheb Khilari 2. Mrs. Rupali Popat Khilari (Prospect No IL10386028)	22-Nov-2023 Rs. 804888.00/- (Rupees Eight Lakh Four Thousand Eight Hundred and Eighty Eight Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. B-903, Floor-9, Building/wing-B, of Project Atulya Raghukul, on Plot Out of S.no. 156/1, 155/2/1/1, 157/2/2 At Wadmarkhadi, Chaholi Budruk, Haveli, Pune, 412105. Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 365.00, 240.00 (Area admeasuring 324.05 sq. ft.)	05-Jul-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 9,63,619/- (Rupees Nine Lakh Sixty Three Thousand Six Hundred and Nineteen Only)	Rs. 9,87,000/- (Rupees Nine Lakh Eighty Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 98,700/- (Rupees Ninety Eight Thousand Seven Hundred Only)
1. Mr. Pankaj Devidas Patil 2. Mrs. Pranali Pankaj Patil (Prospect No IL10165991)	10-May-2024 Rs. 756504.00/- (Rupees Seven Lakh Fifty Six Thousand Five Hundred and Four Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no.406, Floor No. 4, A3 Building, PMAY NIT, Kh no.62, Tarodi kh, Taluka kamptee, Near Symbolises university, Nagpur, Maharashtra, India, 440035 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 305.00, 305.00	09-Sep-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 8,09,898/- (Rupees Eight Lakh Nine Thousand Eight Hundred Ninety Eight Only)	Rs. 7,74,000/- (Rupees Seven Lakh Seventy Four Thousand Only) Earnest Money Deposit (EMD) Rs. 77,400/- (Rupees Seventy Seven Thousand Four Hundred Only)
1. Mr. Prakash Mansaram Ghule 2. Mrs. Purnima Prakash Ghule 3. Svaraj Construction (Prospect No IL10121521)	16-Jan-2024 Rs. 643055.00/- (Rupees Six Lakh Forty Three Thousand and Fifty Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 101, Floor No. 1, Building No.B16, MIT Nagpur, Kh no.63, Tarodi kh, Taluka kamptee, Near Symbolises university, Nagpur 440035 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 307.00, 307.00	10-Apr-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 6,49,411/- (Rupees Six Lakh Forty Nine Thousand Four Hundred Eleven Only)	Rs. 7,44,000/- (Rupees Seven Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 74,400/- (Rupees Seventy Four Thousand Four Hundred Only)
1. Mr. Sachin Suresh Sabale 2. Mrs. Arpana Sachin Sabale (Prospect No IL10231283)	17-Sep-2024 Rs. 2595963.00/- (Rupees Twenty Five Lakh Ninety Five Thousand Nine Hundred and Sixty Three Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 201, Floor No. 2, Wing B Urano, Thanekar Civic, Thanekar Civic Constructed on Gut No 133 Hissa No 2 Near Tharwani Arena Vadavali Gaon Chikholi Ambemath Thane 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 672.00, 448.00 (Area admeasuring 636 sq. ft.)	22-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 28,99,481/- (Rupees Twenty Eight Lakh Ninety Nine Thousand Four Hundred Eighty One Only)	Rs. 16,70,000/- (Rupees Sixteen Lakh Seventy Thousand Only) Earnest Money Deposit (EMD) Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand Only)
1. Mr. Anil Ashok Malusare 2. Mr. Akash Ashok Malusare 3. Mr. Ashok Dagdu Malusare 4. Mrs. Sushila Ashok Malusare (Prospect No IL10184698)	20-Feb-2024 Rs. 1501683.00/- (Rupees Fifteen Lakh One Thousand Six Hundred and Eighty Three Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 7-208, Floor No. 2, Atulya Building No. 7, Gut no.405, Jhambhul Taluka Mawal, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property	05-Jul-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 17,85,239/- (Rupees Seventeen Lakh Fifty Five Thousand Three Hundred and Ninety Nine Only)	Rs. 9,14,000/- (Rupees Nine Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD)

	Rs. 20,000/- (Rupees Twenty Thousand Only)	Area Admeasuring (in Sq. Ft.) Property Type: Saleable Area: 365.00, Carpet Area: 240.00 (Area admeasuring 324.05 sq. ft.)	Rs. 98,700/- (Rupees Ninety Eight Thousand Seven Hundred Only)
1. Mr. Pankaj Devidas Patil 2. Mrs. Pranali Pankaj Patil (Prospect No IL10165901)	10-May-2024 Rs. 756504.00/- (Rupees Seven Lakh Fifty Six Thousand Five Hundred and Four Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 406, Floor No. 4, A3 bearing Flat no. 406, Tarodi Kh. Building, PMAY NIT, Kh. no. 62, Tarodi Kh. Taluka Kamptee, Near Symbolises Taluka Kamptee, Maharashtra, India, university, Nagpur, 440035 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 305.00, Carpet Area Property Area: 305.00, 305.00	09-Sep-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 8,09,898/- (Rupees Eight Lakh Nine Thousand Eight Hundred Ninety Eight Only) Rs. 7,74,000/- (Rupees Seven Lakh Seventy Four Thousand Only) Earnest Money Deposit (EMD) Rs. 77,400/- (Rupees Seventy Seven Thousand Four Hundred Only)
1. Mr. Prakash Mansaram Ghule 2. Mrs. Pushpa Prakash Ghule 3. Swaraj Construction (Prospect No IL10121521)	16-Jan-2024 Rs. 643055.00/- (Rupees Six Lakh Forty Three Thousand and Fifty Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 101, Floor No. 1, Building No. B16, NIT Nagpur, Kh. no. 63, Tarodi Kh. Taluka Kamptee, Near Symbolises Taluka Kamptee, Maharashtra, India, university, Nagpur, 440035 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 307.00, Carpet Area Property Area: 307.00, 307.00	10-Apr-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 6,49,411/- (Rupees Six Lakh Forty Nine Thousand Four Hundred Eleven Only) Rs. 7,44,000/- (Rupees Seven Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 74,400/- (Rupees Seventy Four Thousand Four Hundred Only)
1. Mr. Sachin Suresh Sable 2. Mrs. Arpna Sachin Sable (Prospect No IL10231283)	17-Sep-2024 Rs. 2595963.00/- (Rupees Twenty Five Lakh Ninety Five Thousand Nine Hundred and Sixty Three Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 201, Floor No. 2, Wing B Urban, Thanekar Civic, Thanekar Civic Constructed on Gut No 133 Hissa No 2 Near Tharwani Arena Vadavali Gaon Chikhli Ambemah Thane 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 672.00, Carpet Area Property Area: 672.00, 448.00 (Area admeasuring 636 sq. ft.)	22-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 28,99,481/- (Rupees Twenty Eight Lakh Ninety Nine Thousand Four Hundred Eighty One Only) Rs. 16,70,000/- (Rupees Sixteen Lakh Seventy Thousand Only) Earnest Money Deposit (EMD) Rs. 1,67,000/- (Rupees One Lakh Sixty Seven Thousand Only)
1. Mr. Anil Ashok Malusare 2. Mr. Akash Ashok Malusare 3. Mr. Ashok Dagdu Malusare 4. Mrs. Sushila Ashok Malusare (Prospect No IL10184698)	20-Feb-2024 Rs. 1501683.00/- (Rupees Fifteen Lakh One Thousand Six Hundred and Eighty Three Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 7-208, Floor No. 2, Atulya Building No. 7, Gut no. 405, Jhambhul, Taluka Maval, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 531.00, Carpet Area Property Area: 531.00, 340.00 (Area admeasuring 518 sq. ft.)	05-Jul-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 17,85,239/- (Rupees Seventeen Lakh Eighty Five Thousand Two Hundred Thirty Nine Only) Rs. 9,14,000/- (Rupees Nine Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs. 91,400/- (Rupees Ninety One Thousand Four Hundred Only)
1. Mr. Sharad Dattatray Mulik 2. Mr. Dattatray Dnyanu Mulik 3. Mrs. Rekha Dattatray Mulik (Prospect No IL10185068)	20-Jun-2024 Rs. 1540968.00/- (Rupees Fifteen Lakh Forty Thousand Nine Hundred and Sixty Eight Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 214, Floor No. 2, Atulya Building No. 8, Gut no. 405, Jhambhul, Taluka Maval, Pune, Maharashtra, India, 410506 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable Area: 531.00, Carpet Area Property Area: 531.00, 340.25 (Area admeasuring 518 sq. ft.)	11-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 17,20,535/- (Rupees Seventeen Lakh Twenty Thousand Five Hundred Thirty Five Only) Rs. 9,14,000/- (Rupees Nine Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs. 91,400/- (Rupees Ninety One Thousand Four Hundred Only)
1. Mr. Bharat Raybhan Fokmare 2. Mr. Raybhan Gulabray Fokmare 3. Mrs. Asha Raybhan Fokmare 4. Br Cleaning Services (Prospect No IL10227227)	22-Jul-2024 Rs. 1224175.00/- (Rupees Twelve Lakh Twenty Four Thousand One Hundred and Seventy Five Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 210 D, Wing 2nd Floor, Janki Sahaniwas, Plot no. 1, KH No. 180/1, Ph. no. 44, Class I, Khata no. 392, Cs no. 685, Sheet no. 562/46, Jalitla, Nagpur, Maharashtra, India, 440036 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 258.00, Carpet Area Property Area: 258.00, 136.00	07-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 14,06,093/- (Rupees Fourteen Lakh Six Thousand Ninety Three Only) Rs. 14,49,000/- (Rupees Fourteen Lakh Forty Nine Thousand Only) Earnest Money Deposit (EMD) Rs. 1,44,900/- (Rupees One Lakh Forty Four Thousand Nine Hundred Only)
1. Mr. Milind Arjun Chavan 2. Mrs. Shashikala Arjun Chavan (Prospect No IL10310830)	12-Jan-2024 Rs. 972668.00/- (Rupees Nine Lakh Seventy Two Thousand Six Hundred and Sixty Eight Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 402, 4th Floor, Bldg No. 1, Wing 1, Atulya, Gut No. 405, Jhambhul, Tal. Maval, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 500.00, Carpet Area Property Area: 500.00, 378.00	05-Apr-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 11,18,723/- (Rupees Eleven Lakh Eighteen Thousand Seven Hundred Twenty Three Only) Rs. 8,82,000/- (Rupees Eight Lakh Eighty Two Thousand Only) Earnest Money Deposit (EMD) Rs. 88,200/- (Rupees Eighty Eight Thousand Two Hundred Only)
1. Mr. Akash Ramraje Mitkari 2. Mr. Ramraje Nanasaheb Mitkari 3. Mrs. Mandira Ramraje Mitkari (Prospect No IL10167975)	16-Mar-2024 Rs. 1201676.00/- (Rupees Twelve Lakh One Thousand Six Hundred and Seventy Six Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 601, Floor No. 6, Wing 9, Atulya Building No. 9, Gut no. 405, Jhambhul, Taluka Maval, Pune, 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 500.00, Carpet Area Property Area: 500.00, 343.00 (Area admeasuring 522 sq. ft.)	27-Jun-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 13,71,727/- (Rupees Thirteen Lakh Seventy One Thousand Seven Hundred Twenty Seven Only) Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) Earnest Money Deposit (EMD) Rs. 92,000/- (Rupees Ninety Two Thousand Only)
1. Mrs. Bhupendra Bhoiraj Bagde 2. Mr. Bhoiraj Damu Bagde 3. Mr. Mala Bhoiraj Bagde (Prospect No IL1021823)	22-Jul-2024 Rs. 910617.00/- (Rupees Nine Lakh Ten Thousand Six Hundred and Seventeen Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 126, 1st Floor, Bldg No. A2, P. May Kh. No. 121-2, Mz. Wanjari, Plot No. 01, Near Automotive, Tah. Hingna, Nagpur, 440034 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 322.00, Carpet Area Property Area: 322.00, 322.00 (Area admeasuring 307 sq. ft.)	08-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 10,12,655/- (Rupees Ten Lakh Twelve Thousand Six Hundred Fifty Five Only) Rs. 9,52,000/- (Rupees Nine Lakh Fifty Two Thousand Only) Earnest Money Deposit (EMD) Rs. 95,200/- (Rupees Ninety Five Thousand Two Hundred Only)
1. Mr. Divya Ashok Lamse 2. Mr. Ashok Manikrao Lamse 3. Mrs. Sayoja Ashok Lamse (Prospect No IL10125275)	22-Aug-2024 Rs. 1166713.00/- (Rupees Eleven Lakh Sixty Six Thousand Seven Hundred and Thirteen Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no 201, Floor No. 2, Wing 1, Atulya Building No. 1, Gut no. 405, Jhambhul, Taluka Maval, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 500.00, Carpet Area Property Area: 500.00, 345.00	07-Nov-2024 Total Outstanding As On Date 11-Jun-2025 Rs. 12,70,441/- (Rupees Twelve Lakh Seventy Thousand Four Hundred and Forty One Only) Rs. 8,82,000/- (Rupees Eight Lakh Eighty Two Thousand Only) Earnest Money Deposit (EMD) Rs. 88,200/- (Rupees Eighty Eight Thousand Two Hundred Only)
1. Mr. Sanjay Vishwanath Jadhav 2. Mrs. Nanya Sanjay Jadhav 3. Kikhi Provision Store (Prospect No IL10109422)	16-Dec-2023 Rs. 1210127.00/- (Rupees Twelve Lakh Ten Thousand One Hundred and Twenty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 310, 3rd Floor, Bldg No. 1, Wing No. 1, Atulya Building No. 1, Gut No. 405, Jhambhul, Maval, Pune-410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area: 500.00, Carpet Area Property Area: 500.00, 344.00 (Area admeasuring 522.21 sq. ft.)	05-Apr-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 14,32,523/- (Rupees Fourteen Lakh Thirty Two Thousand Five Hundred Twenty Three Only) Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) Earnest Money Deposit (EMD) Rs. 92,000/- (Rupees Ninety Two Thousand Only)
1. Mr. Mangesh Shankar Shrivastava 2. Mrs. Savita V. Hurdare (Prospect No IL10226816)	18-Sep-2023 Rs. 1522646/- (Rupees Fifteen Lakh Twenty Two Thousand Six Hundred and Forty Six Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 803, Floor No. 8, Playtor Chakan Midc, Phase 1, Building B, Gut No. 279 At Savardan, Khed, Pune, 410501, Maharashtra Area Admeasuring (in Sq. Ft.): Property Type: Area Admeasuring, Carpet Area, Saleable Area Property Area: 360.81, 371.00, 483.00, (Built Up Area Ad Measuring: 521.38 Sq. ft.)	12-Dec-2023 Total Outstanding As On Date 10-Jun-2025 Rs. 18,68,084/- (Rupees Eighteen Lakh Sixty Eight Thousand Eighty Four Only) Rs. 1,00,500/- (Rupees One Lakh Five Hundred Only) Earnest Money Deposit (EMD)



1. Mr. Tukaram Shripad Jadhav 2. Mrs. Vaneela Tukaram Jadhav (Prospect No IL10167830)	16-Mar-2024 Rs. 13,87,214/- (Rupees Thirteen Lakh Eighty Seven Thousand Two Hundred and Fourteen Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 203, Floor No. 2, Wing 7, Atulya Building No. 7, Gut No 405, Jhambhul, Taluka Maval, Pune, 410506, Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area, Property Area: 531.00, 340.00, (Area admeasuring 518.83 Sq. Ft.)	27-Jun-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 16,09,304/- (Rupees Sixteen Lakh Nine Thousand Three Hundred and Four Only)	Rs. 8,23,000/- (Rupees Eight Lakh Twenty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 82,300/- (Rupees Eighty Two Thousand Three Hundred Only)
1. Mr. Mukund Dattatraya Jankar 2. Mrs. Vijaya Mukund Jankar (Prospect No IL10260454)	18-Oct-2023 Rs. 12,73,328/- (Rupees Twelve Lakh Seventy Three Thousand Three Hundred and Twenty Eight Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 106, 1st Floor, Wing 1, Calyx Atulya, Gut No.405, Jhambhul, Taluka Maval, Pune 410506, Maharashtra Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 531.00, 408.00	05-Apr-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 15,74,547/- (Rupees Fifteen Lakh Seventy Four Thousand Five Hundred and Forty Seven Only)	Rs. 8,44,000/- (Rupees Eight Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 84,400/- (Rupees Eighty Four Thousand Four Hundred Only)
1. Mr. Vikesh Suklal Patil 2. Mrs. Varsha Vikesh Patil 3. Rucha Mobile (Prospect No IL10227605)	22-Nov-2023 Rs. 11,50,311/- (Rupees Eleven Lakh Fifty Thousand Three Hundred and Eleven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 101, Floor No. 1, Wing 7, Atulya Building No. 7, Gut No.405, Jhambhul, Taluka Maval, Pune 410506 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 378.00, 238.00 (Built Up Area Admeasuring: 382 Sq.ft)	05-Apr-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 13,90,478/- (Rupees Thirteen Lakh Nineteen Thousand Four Hundred and Seventy Eight Only)	Rs. 6,08,000/- (Rupees Six Lakh Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 60,800/- (Rupees Sixty Thousand Eight Hundred Only)
1. Mr. Ganesh Prakash Mahamuni 2. Mrs. Chitra Ganesh Mahamuni (Prospect No IL10178537)	22-Dec-2022 Rs. 9,18,504/- (Rupees Nine Lakh Eighteen Thousand Five Hundred Four Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 206, 2nd Floor, Carpet area admeasuring 224 Sq. Ft., Saleable area admeasuring 297 Sq. Ft., Building A6-1, Diamond, Playtor Ranjangaon, Gat No. 697, Village Koregaon, Taluka Shirur, District Pune - 412210. (Built Up Area Admeasuring 318 sq. ft.)	10-Mar-2023 Total Outstanding As On Date 10-Jun-2025 Rs. 13,80,221/- (Rupees Thirteen Lakh Eighty Thousand Two Hundred and Twenty One Only)	Rs. 7,22,000/- (Rupees Seven Lakh Twenty Two Thousand Only) Earnest Money Deposit (EMD) Rs. 72,200/- (Rupees Seventy Two Thousand Two Hundred Only)
1. Mrs. Minakshi Kondiba Jagtap 2. Mr. Divya Vijay Ujagar (Prospect No IL10192316)	09-Aug-2023 Rs. 9,88,957.00/- (Rupees Nine Lakh Eighty Eight Thousand Nine Hundred Fifty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 103, 1st Floor, Area Ad Measuring 224 Sq. Ft., along with Adjacent terrace / Balcony Admeasuring carpet area of about 11.30 Sq. Ft., and Super Built Up Area Ad Measuring 309 Sq. Ft., Bldg No. A6-1, Diamond, name of Project "Playtor Ranjangaon", Phase 3, Gat No. 697, Koregaon, Tal. Shirur, Pune-412210	18-Dec-2023 Total Outstanding As On Date 10-Jun-2025 Rs. 12,46,750/- (Rupees Twelve Lakh Forty Six Thousand Seven Hundred and Fifty Only)	Rs. 9,14,000/- (Rupees Nine Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs. 91,400/- (Rupees Ninety One Thousand Four Hundred Only)
1. Mrs. Sakshi Pramod Khude 2. Mr. Pramod Vishwanath Khude (Prospect No IL10167120)	07-Aug-2023 Rs. 17,36,583.00/- (Rupees Seventeen Lakh Thirty Six Thousand Five Hundred Sixty Three Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 111, Floor No. 1, Carpet area Ad.Measuring: 339 Sq.ft, Balcony area Ad.Measuring: 43 Sq.ft, Saleable area Ad.Measuring: 531 Sq.ft, Wing No. Building No. 6 of the Project Atulya Building No. 6, Gut No.405, Jhambhul, Taluka Maval, Pune 410506, (Area admeasuring 518 sq.ft.)	18-Dec-2023 Total Outstanding As On Date 10-Jun-2025 Rs. 21,39,503/- (Rupees Twenty One Lakh Thirty Nine Thousand Five Hundred and Three Only)	Rs. 13,06,000/- (Rupees Thirteen Lakh Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,30,600/- (Rupees One Lakh Thirty Thousand Six Hundred Only)
1. Mr. Nandkishor Janrao Dongre 2. Mrs. Nita Nandkishor Dongare (Prospect No IL10178486)	19-Oct-2023 Rs. 10,88,260/- (Rupees Ten Lakh Eighty Eight Thousand Two Hundred and Sixty Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 209, 2nd Floor, A6 1, Diamond, Playtor Ranjangaon, Project At Gat No. 697 Village Koregaon Taluka Shirur Dist. Pune, 412210 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 297.00, 223.89, (BUA: 313.00 SFT)	05-Jun-2024 Total Outstanding As On Date 10-Jun-2025 Rs. 13,22,990/- (Rupees Thirteen Lakh Twenty Two Thousand Nine Hundred and Ninety Only)	Rs. 6,77,000/- (Rupees Six Lakh Seventy Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 67,700/- (Rupees Sixty Seven Thousand Seven Hundred Only)

Important Information: This auction is published basis possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section -14 order as per process laid down under SARFAESI Act and as and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings.

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
1. Mrs. Prachi Rajesh Batellu 2. Mr. Rajesh Pachetlu Batellu 3. Mrs. Rekha Rajesh Batellu (Prospect No IL10222555)	17-Sep-2024 Rs. 20,56,613.00/- (Rupees Twenty Lakh Fifty Six Thousand Six Hundred and Thirteen Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 202 C-1 Building 2nd Floor Playtor Paud Gat No 245, 268 At Paud, Mulshi, Pune, 412108 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 546.00, 402.00	11-Feb-2025 Total Outstanding As On Date 11-June-2025 Rs. 25,40,263/- (Rupees Twenty Five Lakh Forty Thousand Two Hundred and Sixty Three Only)	Rs. 11,70,000/- (Rupees Eleven Lakh Seventy Thousand Only) Earnest Money Deposit (EMD) Rs. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only)
1. Mr. Santosh Upadheyay 2. Mrs. Archana Santosh Upadheyay (Prospect No IL10166483)	19-May-2023 Rs. 9,23,347/- (Rupees Nine Lakh Twenty Three Thousand Three Hundred Forty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 208, Floor No. 2, Carpet Area Ad Measuring 213 Sq. Ft., LBS, Purank City, Sector 1 S.No. 58, S.No. 60/7B, S.No. 64/7, S.No. 134/1 To 5 At Village - Pimpoli, Nerul, Raigad, 410101, Maharashtra, (Super Built Up Ad.Measuring: 309 Sq.ft)	29-Apr-2025 Total Outstanding As On Date 10-June-2025 Rs. 13,08,102/- (Rupees Thirteen Lakh Eight Thousand One Hundred and Two Only)	Rs. 8,24,000/- (Rupees Eight Lakh Twenty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 82,400/- (Rupees Eighty Two Thousand Four Hundred Only)
1. Mr. Taj Mohammad Lal Mohammad 2. Mrs. Gudiya Banu Taj Mohammad Khan (Prospect No IL10156639)	16-Jan-2024 Rs. 13,89,854/- (Rupees Thirteen Lakh Eighty Nine Thousand Eight Hundred and Fifty Four Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.412, Floor No. 4, Building No 6 Type C, Thakur Nagan, S.No.61/1/4/2 Village Pashal Kashibai Wadi Near Sayali Hotel & M&EB Office Tarapur Road, Boisar West, Palghar, 401501 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 413.00, 269.00 (Super Built Up Area Ad.Measuring: 405 Sq.ft)	10-Mar-2025 Total Outstanding As On Date 11-June-2025 Rs. 16,29,091/- (Rupees Sixteen Lakh Twenty Nine Thousand Nine Hundred and One Only)	Rs. 10,21,000/- (Rupees Ten Lakh Twenty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,02,100/- (Rupees One Lakh Two Thousand One Hundred Only)
1. Mr. Rajeshwar Ghorai 2. Mr. Arnyakumar Sachindranath Ghorai 3. Mrs. Basati Ghorai (Prospect No IL10383823)	21-Aug-2024 Rs. 11,69,008.00/- (Rupees Eleven Lakh Sixty Nine Thousand and Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Shop no.A-7, Ground floor, Yashwanth Gold, Plot no.25,26,27,28,29, Survey No. 106/1, Situated at Village - Vadgaon, Taluka - Maval, District - Pune, Maharashtra, India, 412106 Area Admeasuring (In Sq. Ft.): Property Type: Carpet Area Property Area: 119.00, (Area admeasuring 160 sq. ft.)	15-Feb-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 16,11,419/- (Rupees Sixteen Lakh Eleven Thousand Four Hundred and Nineteen Only)	Rs. 12,06,000/- (Rupees Twelve Lakh Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,20,600/- (Rupees One Lakh Twenty Thousand Six Hundred Only)
1. Mr. Manoj Kumar Paswan 2. Mrs. Sankuntla Devi Manoj Paswan (Prospect No IL10189126)	17-Oct-2023 Rs. 17,20,678/- (Rupees Seventeen Lakh Twenty Thousand Six Hundred and Seventy Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 106, Floor No. 1, Wing A, Type C, Building No 3, Krishna Nagar Apt. Village Pantombhi Boisar West, Palghar, 401501. Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area, Super Built Up Area Property Area: 498.00, 301.00, 438.00	27-Jun-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 20,58,755/- (Rupees Twenty Lakh Fifty Eight Thousand Seven Hundred and Fifty Five Only)	Rs. 10,06,000/- (Rupees Ten Lakh Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,00,600/- (Rupees One Lakh Six Thousand Only)
1. Miss. Shahin Nabital Mulani 2. Mr. Nabital Rahman Mulani 3. Mrs. Aishwri Nabital Mulani (Prospect No IL10154633)	13-Feb-2024 Rs. 11,90,005/- (Rupees Eleven Lakh Ninety Thousand and Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.8, Ground Floor, A2 Bldg Playtor Paud A, Gat No. 222,223,224, Paud, Tal. Mulshi, Pune- 412108	12-Mar-2025 Total Outstanding As	Rs. 9,47,000/- (Rupees Nine Lakh



MD)	1. Mr. Taj Mohammad Lal Mohammad 2. Mrs. Gudiya Banu Taj Mohammad Khan (Prospect No IL10156839)	16-Jan-2024 Rs. 1389854/- (Rupees Thirteen Lakh Eighty Nine Thousand Eight Hundred and Fifty Four Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.412, Floor No. 4, Building No 6 Type C, Thakur Nagan, S.No.61/1/4/2 Village Pasthal Kashibai Wadi Near Sayali Hotel & M&EB Office Tarapur Road, Boisar West, Palghar, 401501 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 413.00, 269.00 (Super Built Up Area Ad. Measuring: 405 Sq.ft)	10-Mar-2025 Total Outstanding As On Date 11-Jun-2025 Rs. 16,29,091/- (Rupees Sixteen Lakh Twenty Nine Thousand Ninety One Only)	Eighty Two Thousand Four Hundred Only) Rs. 10,21,000/- (Rupees Ten Lakh Twenty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,02,100/- (Rupees One Lakh Two Thousand One Hundred Only)
MD)	1. Mr. Rajeshwar Ghorai 2. Mr. Amiyakumar Sachinadranath Ghorai 3. Mrs. Basati Ghorai (Prospect No IL10363823)	21-Aug-2024 Rs. 1169008.00/- (Rupees Eleven Lakh Sixty Nine Thousand and Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Shop no.A-7, Ground floor, Vardhaman Gold, Plot no.25,26,27,28,29, Survey No. 108/1, Situated at Village - Vadaon, Taluka - Maval, District - Pune, Maharashtra, India. 412106 Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area Property Area: 119.00, (Area admeasuring 160 sq. ft.)	15-Feb-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 16,11,419/- (Rupees Sixteen Lakh Eleven Thousand Four Hundred and Nineteen Only)	Rs. 12,06,000/- (Rupees Twelve Lakh Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,20,600/- (Rupees One Lakh Twenty Thousand Six Hundred Only)
MD)	1. Mr. Manoj Kumar Paswan 2. Mrs. Sankuntla Devi Manoj Paswan (Prospect No IL10189126)	17-Oct-2023 Rs. 17,20,678/- (Rupees Seventeen Lakh Twenty Thousand Six Hundred and Seventy Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 106, Floor No. 1, Wing A, Type C, Building No 3, Krishna Nagan Apt. Village Pamtembhi Boisar West, Palghar, 401501. Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area, Super Built Up Area Property Area: 498.00, 301.00, 438.00	27-Jun-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 20,58,755/- (Rupees Twenty Lakh Fifty Eight Thousand Seven Hundred and Fifty Five Only)	Rs. 10,06,000/- (Rupees Ten Lakh Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,00,600/- (Rupees One Lakh Six Thousand Only)
MD)	1. Miss. Shahin Nabital Mulani 2. Mr. Nabital Rahiman Mulani 3. Mrs. Aishybi Nabital Mulani (Prospect No IL10154633)	13-Feb-2024 Rs. 11,90,005/- (Rupees Eleven Lakh Ninety Thousand and Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.8, Ground Floor, A2 Bldg, Playtor Paud A, Gat No. 222,223,224, Paud, Tal. Mulshi, Pune- 412108, Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area, Property Area: 356.00, 280.94, (Super Built Up Area 365 sq.ft.)	12-Mar-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 14,35,823/- (Rupees Fourteen Lakh Thirty Five Thousand Eight Hundred and Twenty Three Only)	Rs. 9,47,000/- (Rupees Nine Lakh Forty Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 94,700/- (Rupees Ninety Four Thousand Seven Hundred Only)
MD)	1. Mr. Deepak Bhiva Kamble 2. Mrs. Jyoti (Prospect No IL10327964)	18-Oct-2024 Rs. 2492009.00/- (Rupees Twenty Four Lakh Ninety Two Thousand and Nine Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 102, Floor No. 1, Wing B, Shree Sadguni Residency 2, Building No 1, S.No 57 Hissa No 6 to 8, Near Sai mandir, Village Bandhivali, Within Limits of Gram Panchayat Shelu-Bandhivali, and Sub Registration Dist. Karjat-2, Tal Karjat, Dist Rajgad, Maharashtra, 410101 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 648.00, 447.00, (Area admeasuring 602 sq. ft.)	27-Mar-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 27,24,810/- (Rupees Twenty Seven Lakh Twenty Four Thousand Eight Hundred and Ten Only)	Rs. 17,28,000/- (Rupees Seventeen Lakh Twenty Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 1,72,800/- (Rupees One Lakh Seventy Two Thousand Eight Hundred Only)
MD)	1. Mr. Sachin Santosh Shinde 2. Mr. Santosh Zopadu Shinde 3. Mrs. Vanubai Santosh Shinde (Prospect No IL10288307)	22-Apr-2024 Rs. 806886.00/- (Rupees Eight Lakh Six Thousand Eight Hundred and Eighty Six Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no 107 of Wing D, in Building known as TULIP ECO, Constructed on Old Plot no 218 to 234, New Plot No. 54, Survey No 936/1/3+936/2A+936/3, Old Survey No.1200 (Part), Village Sinnar, Taluka & District- Nashik, Maharashtra India, 422113 Area Admeasuring (in Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 388.00, 253.71	16-Jun-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 9,59,954/- (Rupees Nine Lakh Fifty Nine Thousand Nine Hundred and Fifty Four Only)	Rs. 6,36,000/- (Rupees Six Lakh Thirty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 63,600/- (Rupees Sixty Three Thousand Six Hundred Only)
MD)	1. Mr. Krishna Raghunath Sable 2. Mrs. Shital Krishna Sable 3. Krishna Transport Services (Prospect No IL10172630, IL10383088)	16-Dec-2023 Rs. 15,07,677/- (Rupees Fifteen Lakh Seven Thousand Six Hundred and Seventy Seven Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 4-A on Slit First Floor in Building known as Sai Darshan Apartment Situated at Gat No 31/B/2/1 to 4/A on Plot No 7 & 8 of Village Pimpalgaon Bahula, Taluka & District Nashik, Maharashtra India, 422013 Area Admeasuring (in Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 421.00, 311.00	02-Apr-2025 Total Outstanding As On Date 10-Jun-2025 Rs. 19,34,910/- (Rupees Nineteen Lakh Thirty Four Thousand Nine Hundred and Ten Only)	Rs. 10,62,000/- (Rupees Ten Lakh Sixty Two Thousand Only) Earnest Money Deposit (EMD) Rs. 1,06,200/- (Rupees One Lakh Six Thousand Two Hundred Only)
MD)	Date of Inspection of property 25-July-2025 11:00 hrs -14:00 hrs		EMD Last Date 28-July-2025 till 5 pm.	Date/ Time of E-Auction 30-July-2025 11:00 hrs -13:00 hrs.	
MD)	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 > My Bid > Pay Balance Amount.				
MD)	Terms and Conditions:- 1. 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 / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. 2. 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. 3. 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. 4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. 5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL. 6. Bidders are advised to go through the website https://www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. 7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline no.1800 2672 499. 8. 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. 9. 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. 10. 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. 11. 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. 12. 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.				
MD)	15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002 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 : 10-July-2025				
MD)	Sd/- Authorised Officer, IIFL Home Finance Limited				