

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:- 213, 2nd floor, Yash Padma Arcad, Boisar Tarapur Road, Boisar (West) – 401501,Dist – Palghar, " IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane – 400604, "Shop No.201,The Edge,2nd floor Behind Prakash Talkies,near ICICI Bank Palghar (W) - 401404 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 property/ies 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 Physical Possession	Reserve Price
1. Mr. Kishan Ramautarsingh Rajput 2. Mrs. Deepa Kishansingh Rajput (Prospect No L10021192)	28-Sep-2023 Rs. 26,79,670/- (Rupees Twenty Six Lakh Seventy Nine Thousand Six Hundred Seventy Only)	All that part and parcel of the property bearing Flat No 402, 4th Floor , Carpet Area Ad Measuring 351 Sq. Ft., and Super Built Up Area ad Measuring 535 Sq. Ft., Bldg No 28, Colours City,bearing Survey No. (Old) 100A,(Part) 2, Survey No. (New) 44,(Part) 3, Village Mauje Katkar Pada, Boisar West, Taluka Palghar, Maharashtra, India, 401501, (Super built up area 509 sq. ft.)	30-Sep-2024	Rs. 8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 34,39,010/- (Rupees Thirty Four Lakh Thirty Nine Thousand and Ten Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Mukut Kant Rambadan Yadav 2. Mrs. Sunita Mukutkant Yadav (Prospect No L10106834)	23-Dec-2022 Rs. 21,47,339/- (Rupees Twenty One Lakh Forty Seven Thousand Three Hundred Thirty Nine Only)	All that part and parcel of the property Flat No 202, Carpet Area 518.18 sq. ft., Floor No. 2, Bldg No 3 Wing D, Shaligram Township Sarpada Genesis MIDC Road Padaghe Umroli E Dist. Palghar, Maharashtra-401404. (Super Built Up Area Admeasuring 751 SQ.Ft.)	25-Aug-2023	Rs. 8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 29,55,054/- (Rupees Twenty Nine Lakh Fifty Five Thousand and Fifty Four Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Uday Singh 2. Mr. Dewanand Laitaprasad Singh 3. Mrs. Manju Dewanand Singh 4. Baba Enterprises (Prospect No L10166020)	18-Sep-2023 Rs. 14,69,673/- (Rupees Fourteen Lakh Sixty Nine Thousand Six Hundred Seventy Three Only)	All that part and parcel of the property Flat No 104, Floor No. 1, Wing B, Type C1 , Paramount Enclave Phase II ,building No 3, Survey No. 1023/7 (Old Survey No. 1023/1+2/24), Vilalge Mahim, Station Rd, Jp International School, Haranwadi Naka, Palghar West, Palghar, 401404, Maharashtra, Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Area_admeasuring, Carpet_area, Property Area: 459.00, 279.79 ,254.00, (super Built Up Area Ad Measuring 406 Sq. Ft.)	28-Mar-2024	Rs. 8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 19,47,211/- (Rupees Nineteen Lakh Forty Seven Thousand Two Hundred and Eleven Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Pravin Kumar Pathak 2. Mrs. Kalpana Pravin Pathak (Prospect No 825256)	24-Sep-2022 Rs. 16,91,735/- (Rupees Sixteen Lakh Ninety One Thousand Seven Hundred Thirty Five Only)	All that part and parcel of the property Flat No 203, 2nd Floor, Ambrosia, Area Admeasuring 284.28 Sq.Ft. Carpet Area, Bldg No 7, Mahim Road , Palghar West, Palghar, 401404, Maharashtra, India (Super Built Up Area ad Measuring 460 Sq. Ft. and Area ad Measuring 335 Sq.Ft.)	7-Dec-2023	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 23,93,015/- (Rupees Twenty Three Lakh Ninety Three Thousand and Fifteen Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)
1. Mr. Abhiraj Ramdev Gupta 2. Mrs. Lalmati Devi Abhiraj Gupta (Prospect No L10068842)	15-Feb-2024 Rs. 15,64,424/- (Rupees Fifteen Lakh Sixty Four Thousand Four Hundred and Twenty Four Only)	All that part and parcel of the property bearing Flat No 209, 2nd Floor, Type D, Bldg No 3, Thakur Nagari Type D, Village: Pasthal, Boisar, Taluka And District: Palghar, Maharashtra, India 401501 Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Carpet area Property Area: 432.00, 269.74, (super Built Up Area 392 Sq.ft.)	31-Jul-2024	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 19,23,776/- (Rupees Nineteen Lakh Twenty Three Thousand Seven Hundred and Seventy Six Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)
1. Mr. Jayprakash Sadhoosaran Sharma 2. Mrs. Mansa Jayprakash Sharma 3. Mansa Ladies Tailor (Prospect No L10101337)	20-Jan-2023 Rs. 15,15,918/- (Rupees Fifteen Lakh Fifteen Thousand Nine Hundred Eighteen Only)	All that part and parcel of the property bearing Flat No 006, (Ground Floor), Carpet Area 303 sq. ft., Type B, Bhavani Darshan Land bearing on land bearing. Nos.895 and 896 plat village:Shirgaon Tal. Palghar Dist.Palghar, Maharashtra-401404, (Built up area admeasuring 424 sq.ft.)	25-Apr-2024	Rs. 7,00,000/- (Rupees Seven Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 20,61,130/- (Rupees Twenty Lakh Sixty One Thousand One Hundred and Thirty Only)	Rs. 70,000/- (Rupee Seventy Thousand Only)

1. Mr. Jayprakash Sadhoosaran Sharma 2. Mrs. Mansa Jayprakash Sharma 3. Mansa Ladies Tailor (Prospect No IL10101337)	20-Jan-2023 Rs. 15,15,918/- (Rupees Fifteen Lakh Fifteen Thousand Nine Hundred Eighteen Only)	All that part and parcel of the property bearing Flat No 006, (Ground Floor), Carpet Area 303 sq. ft., Type B, Bhavani Darshan Land bearing on land bearing. Nos.895 and 896 plat village:Shirgaon Tal. Palghar Dist.Palghar, Maharashtra-401404, (Built up area admeasuring 424 sq.ft.)	25-Apr-2024	Rs. 7,00,000/- (Rupees Seven Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 20,61,130/- (Rupees Twenty Lakh Sixty One Thousand One Hundred and Thirty Only)	Rs. 70,000/- (Rupees Seventy Thousand Only)
1. Mr. Omprakash 2. Mrs. Radha Devi (Prospect No IL10217140)	18-Mar-2024 Rs. 13,94,878/- (Rupees Thirteen Lakh Ninety Four Thousand Eight Hundred and Seventy Eight Only)	All that part and parcel of the property bearing Flat no.202, 2nd floor, Building known as Chhaya Niwas (E-2), Situated at Village Salgaon, Taluka Palghar, District Palghar, Maharashtra, India, 401501 Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area Property Area: 403.00, (Super built up area 564 sq. ft.)	31-Jul-2024	Rs. 6,00,000/- (Rupees Six Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 08-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 17,48,802/- (Rupees Seventeen Lakh Forty Eight Thousand Eight Hundred and Two Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)
1. Mr. Pramodkumar Awadhnarayan Shukla 2. Mrs. Kanchan Pramod Shukla (Prospect No 801851 & 922118)	21-Feb-2023 Rs.19,47,180/- (Rupees Nineteen Lakh Forty Seven Thousand One Hundred Eighty Only)	All that part and parcel of the property Flat no 303 on 3 floor, Carpet Area 332 sq. ft., Super Built Up Area 510 sq. ft., bldg no.2, Ambrosia bldg, Mahim, road, palghar west, PALGHAR, Maharashtra, INDIA-401404	4-Mar-2024	Rs. 8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 19,08,555/- (Rupees Nineteen Lakh Eight Thousand Five Hundred and Fifty Five Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Khushal Bhagchand Gabra 2. Om Textiles 3. Mrs. Roshni Khushal Gabra (Prospect No IL10109844)	24-Nov-2023 Rs. 6213771/- (Rupees Sixty Two Lakh Thirteen Thousand Seven Hundred and Seventy One Only)	All that part and parcel of the property bearing Flat No 1803, 18th Floor, in B Wing in The Building Known as Casa Clara , Palava Clara A To D, D1, Near Satyam Hotel , Talaja Bypassa Road, Kalyan Shil Road, Dombivali East, Thane, Maharashtra, India, 421202 Area Admeasuring (in Sq. Ft.): Property Type: Super built up area, Built up area, Carpet area Property Area: 918.00 , 810.00 , 643.00	19-Mar-2025	Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2024	Earnest Money Deposit (EMD)
	Rs. 40,000/- (Rupees Forty Thousand Only)		Rs. 71,91,953/- (Rupees Seventy One Lakh Ninety One Thousand Nine Hundred and Fifty Three Only)	Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only)
1. Mr. Akhileshkumar Gupta 2 Mr. Chandraprakash G Gupta 3 Mrs. Nidhi C Gupta 4 Mr. Gangadin Nathuram Gupta (Prospect No 862168)	7-Jan-2022 Rs. 14,11,815/- (Rupees Fourteen Lakh Eleven Thousand Eight Hundred Fifteen Only)	All that part and parcel of the property Flat No 304, admeasuring 224.75 sq. ft. Carpet Area and Balcony Area admeasuring 25.08 sq. ft., on the 3Th Floor, in the Project named as Ambrosia 8, situated at revenue Village Mahim, Tal & Dist. Palghar, 401404, Maharashtra, India. (Super built up area admeasuring 375 sq. ft.)	10-Oct-2023	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 17,71,637/- (Rupees Seventeen Lakh Seventy One Thousand Six Hundred and Thirty Seven Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)
1. Mr. Irfan Rahim Bavadiya 2. Mrs. Nagmonisha Irfan Bavadiya (Prospect No IL10031836)	22-Sep-2022 Rs. 8,94,064/- (Rupees Eight Lakh Ninety Four Thousand Sixty Four Only)	All that part and parcel of the property Flat No 104, Type-B, 1st Floor, admeasuring 238 Sq. Ft. (Carpet Area) 381 Sq. Ft. (Super Built Up Area), SRA 2 Building, Kurgaon Boisar West, Palghar, Maharashtra-401501. (Area admeasuring 329 Sq. ft)	25-Sep-2023	Rs. 4,00,000/- (Rupees Four Lakh only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 11,42,373/- (Rupees Eleven Lakh Forty Two Thousand Three Hundred and Seventy Three Only)	Rs. 40,000/- (Rupees Forty Thousand Only)
1. Mr. Mahadev Shantaram Joil 2. Mrs. Pritam Joil (Prospect No 852543)	13-Jan-2024 Rs. 11,19,894/- (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Ninety Four Only)	All that part and parcel of the property bearing Flat no 101, Type A, 1st Floor, Sra 1, Sra Complex, Kurgaon Boisar, Palghar, 401501, Maharashtra, India, Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area, Super Built Up Area, Area Admeasuring, Property Area: 238.00, 409.00, 333.00	24-Jun-2024	Rs. 4,00,000/- (Rupees Four Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 10,74,796/- (Rupees Ten Lakh Seventy Four Thousand Seven Hundred and Ninety Six Only)	Rs. 40,000/- (Rupees Forty Thousand Only)
1. Mr. Rakesh Muniv Gupta 2 Mrs. Aneeta (Prospect No 933370)	19-Sep-2022 Rs. 24,65,617/- (Rupees Twenty Four Lakh Sixty Five Thousand Six Hundred Seventeen Only)	All that part and parcel of the property Flat No. 406, Floor No. 4, Building No 3, Type D, admeasuring 328 Sq. Ft. (Carpet Area), Thakur Nagari, S.No.61/1/4/2 Village Pasthal Kashibai Wadi Near Sayali Hotel Mseb Office Tarapur Road Boisar W, Maharashtra, Palghar India-401504. (Area Ad Measuring 357 Sq. Ft. and Super Built Up Area Ad Measuring 518 Sq. Ft.)	25-Sep-2023	Rs. 10,00,000/- (Rupees Ten Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 34,34,021/- (Rupees Thirty Four Lakh Thirty Four Thousand and Twenty One Only)	Rs. 1,00,000/- (Rupees One Lakh Only)

1. Mr. Rakesh Muniv Gupta 2. Mrs. Aneeta (Prospect No 933370)	19-Sep-2022 Rs. 24,65,617/- (Rupees Twenty Four Lakh Sixty Five Thousand Six Hundred Seventeen Only)	All that part and parcel of the property Flat No. 406, Floor No. 4, Building No 3, Type D, admeasuring 328 Sq. Ft. (Carpet Area), Thakur Nagari, S.No.61/1/4/2 Village Pashal Kashibai Wadi Near Sayali Hotel Mseb Office Tarapur Road Boisar W, Maharashtra, Palghar India-401504. (Area Ad Measuring 357 Sq. Ft. and Super Built Up Area Ad Measuring 518 Sq. Ft.)	25-Sep-2023	Rs. 10,00,000/- (Rupees Ten Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 34,34,021/- (Rupees Thirty Four Lakh Thirty Four Thousand and Twenty One Only)	Rs. 1,00,000/- (Rupees One Lakh Only)
1. Mr. Sambhudhayal S Agarwal 2. Mrs. Mamta Nagendra Potdar (Prospect No 937158)	18-Oct-2023 Rs. 20,70,696/- (Rupees Twenty Lakh Seventy Thousand Six Hundred Ninety Six Only)	All that part and parcel of the property Flat No.202, Floor No. 2, Wing A, Building No 4, Gut No. 394 395, Goldeneye Kamlisababa Road, Satpati Shirgaon Palghar, Maharashtra 401407, Area Admeasuring (in Sq. Ft, Property Type: Saleable area, Carpet area, Property Area: 555.00, 364.00, (area Ad Measuring 528 Sq. Ft)	28-Mar-2024	Rs. 8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 26,74,433/- (Rupees Twenty Six Lakh Seventy Four Thousand Four Hundred and Thirty Three Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Mubarak Mohammedkudus Ali 2. Mrs. Asmita Suresh Khanvilkar (Prospect No 777648)	12-Sep-2022 Rs. 13,51,888/- (Rupees Thirteen Lakh Fifty One Thousand Eight Hundred Eighty Eight Only)	All that part and parcel of the property Flat No. 2, admeasuring about 380 Sq Ft, Groud Floor, A Wing Building No. 5, Dream City, Sector No. 8, Boisar East, Boisar Shigaon Road, Near Dhanani Nagar, Palghar, 401501, Maharashtra, India. (Super Built up area admeasuring 356 sq. ft.)	Date of Possession	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
	Bid Increase Amount		10-Mar-2023	Earnest Money Deposit (EMD)
	Rs. 20,000/- (Rupees Twenty Thousand Only)		Total Outstanding As On Date 05-Mar-2025	Rs. 55,000/- (Rupees Fifty Five Thousand Only)
Date of Inspection of property		EMD Last Date	Date/ Time of E-Auction	
17-Apr-2025 11:00 hrs -14:00 hrs		21-Apr-2025 till 5 pm.	23-Apr-2025 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> > My Bid > 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 / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- 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, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application 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> 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.
- 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.
- 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, 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 : 03-Apr-2025

Sd/- Authorised Officer, IIFL Home Finance Limited