

Public Notice For E-Auction For Sale Of Immovable Properties

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 "Kadam Building, First Floor, Opp Suman Medical, Badlapur West-421503, "IIFL House Sun Infotech Park Road No. 16V Plot No. B-23, Thane Industrial Area Wagle Estate Thane - 400604", "Survey No. 3/1A, Plot No. 1+2+3+4, S-14 and B-14, Aadish Plaza, Nagar-Manmad Road, Opp. Dawle Hospital, Savedi, Ahmednagar-414003", "Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinner, Nashik-416520", "CTS NO 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033" 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, 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. Balu Shrivani Ghode 2. Mrs. Radha Shrivani Ghode 3. Mr. Shrivani 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. 886/3(E)A Nashik, Nashik, Maharashtra, India, 422009	09-Nov-2022 Total Outstanding As On Date 07-Mar-2025 Rs. 26,78,374 /- (Rupees Twenty Six Lakh Seventy Eight Thousand Three Hundred and Seventy Four Only)	Rs. 21,13,000/- (Rupees Twenty One Lakh Thirteen Thousand Only) Earnest Money Deposit (EMD) Rs. 2,11,300/- (Rupees Two Lakh Eleven Thousand Three 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. 25,000/- (Rupees Twenty Five 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, Jambhul, 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 08-Mar-2025 Rs. 19,31,240/- (Rupees Nineteen Lakh Thirty One Thousand Two Hundred and Forty Only)	Rs. 10,61,000 /- (Rupees Ten Lakh Sixty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,06,100/- (Rupees One Lakh Six Thousand One 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. 25,000/- (Rupees Twenty Five 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, Jambhul, Taluka Mawal, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 500.00, 345.00	07-Nov-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 12,45,970 /- (Rupees Twelve Lakh Forty Five Thousand Nine Hundred and Seventy Only)	Rs. 11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand 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. 25,000/- (Rupees Twenty Five 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. 155/1, 155/2/1/1, 157/2/2 at Wadmukhwadi, 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 08-Mar-2025 Rs. 9,42,522 /- (Rupees Nine Lakh Forty Two Thousand Five Hundred and Twenty Two Only)	Rs. 13,31,000/- (Rupees Thirteen Lakh Thirty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,33,100/- (Rupees One Lakh Thirty Three Thousand One Hundred Only)
1. Mr. Sanjay Vishvath Jadhav 2. Mrs. Nayna Sanjay Jadhav 3. Nikhil 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. 25,000/- (Rupees Twenty Five 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, Jambhul, Mawal, Pune-410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Carpet area Property Area: 500.00, 344.00, (area Admeasuring 522.21 Sq. Ft.)	05-Apr-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 14,00,165/- (Rupees Fourteen Lakh One Hundred and Sixty Five Only)	Rs. 12,41,000/- (Rupees Twelve Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,24,100/- (Rupees One Lakh Twenty Four Thousand One 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. 25,000/- (Rupees Twenty Five 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, Jambhul, Tal. Mawal, Pune-410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Carpet area Property Area: 500.00, 378.00	05-Apr-2024 Total Outstanding As On Date 08-Mar-2025 Rs. 10,92,419 /- (Rupees Ten Lakh Ninety Two Thousand Four Hundred and Nineteen Only)	Rs. 11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs. 1,19,000/- (Rupees One Lakh Nineteen 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. 25,000/- (Rupees Twenty Five 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, Jambhul, Taluka Mawal, Pune 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 531.00, 340.00, (Area admeasuring 518 sq. ft.)	05-Jul-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 17,35,920 /- (Rupees Seventeen Lakh Thirty Five Thousand Nine Hundred and Twenty Only)	Rs. 12,33,000 /- (Rupees Twelve Lakh Thirty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 1,23,300/- (Rupees One Lakh Twenty Three Thousand Three Hundred Only)
1. Mr. Akash Ramraje Mitkari 2. Mr. Ramraje Nanasaheb Mitkari 3. Mrs. Manda 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. 25,000/- (Rupees Twenty Five 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, Jambhul, Taluka Mawal, Pune, 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 500.00, 343.00, (Area admeasuring 522 sq. ft.)	27-Jun-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 13,42,066 /- (Rupees Thirteen Lakh Forty Two Thousand and Sixty Six Only)	Rs. 12,41,000 /- (Rupees Twelve Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,24,100/- (Rupees One Lakh Twenty Four Thousand One 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. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.214, Floor No. 2, Atulya Building No. 8, Gut no.405, Jambhul, Taluka Mawal, Pune, Maharashtra, India, 410506 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 531.00, 340.25, (Area admeasuring 518 sq. ft.)	11-Nov-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 16,67,976 /- (Rupees Sixteen Lakh Sixty Seven Thousand Nine Hundred and Seventy Six Only)	Rs. 12,33,000 /- (Rupees Twelve Lakh Thirty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 1,23,300/- (Rupees One Lakh Twenty Three Thousand Three Hundred Only)
1. Mr. Sachin Balasaheb Shinde 2. Mrs. Swati (Prospect No IL10260956)	22-Jul-2024 Rs. 757487.00/- (Rupees Seven Lakh Fifty Seven Thousand Four Hundred and Eighty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 1010, Floor No. 10, Building B15, Affordable Housing Scheme EWS/LIG along with convenient shopping in sector 12 by PCNTDA under PMAY, S No 56.57, 58, 61, 62, 63 Plot No A1,A2, A3, A4, B1, B2,B3,B4, Sector No 12, Tal Haveli, Bhosari, Pune, 411026 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 429.00, 318.00, (Area admeasuring 413 sq. ft.)	11-Nov-2024 Total Outstanding As On Date 08-Mar-2025 Rs. 8,08,343 /- (Rupees Eight Lakh Eight Thousand Three Hundred and Forty Three Only)	Rs. 6,29,000 /- (Rupees Six Lakh Twenty Nine Thousand Only) Earnest Money Deposit (EMD) Rs. 62,900/- (Rupees Sixty Two Thousand Nine 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 when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings

Sushila Ashok Malusare (Prospect No IL10184698)	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Area: 531.00, 340.00, (Area admeasuring 518 sq. ft.)	Seventeen Lakh Thirty Five Thousand Nine Hundred and Twenty Only)	Rs. 1,23,300/- (Rupees One Lakh Twenty Three Thousand Three Hundred Only)
1. Mr. Akash Ramraje Mitkari 2. Mr. Ramraje Nanasaheb Mitkari 3. Mrs. Manda 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. 25,000/- (Rupees Twenty Five 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, Carpet Area Property Area: 500.00, 343.00, (Area admeasuring 522 sq. ft.)	27-Jun-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 13,42,066 /- (Rupees Thirteen Lakh Forty Two Thousand and Sixty Six Only)	Rs. 12,41,000 /- (Rupees Twelve Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,24,100/- (Rupees One Lakh Twenty Four Thousand One 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. 25,000/- (Rupees Twenty Five 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, Carpet Area Property Area: 531.00, 340.25, (Area admeasuring 518 sq. ft.)	11-Nov-2024 Total Outstanding As On Date 07-Mar-2025 Rs. 16,67,976 /- (Rupees Sixteen Lakh Sixty Seven Thousand Nine Hundred and Seventy Six Only)	Rs. 12,33,000 /- (Rupees Twelve Lakh Thirty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 1,23,300/- (Rupees One Lakh Twenty Three Thousand Three Hundred Only)
1. Mr. Sachin Balasaheb Shinde 2. Mrs. Swati (Prospect No IL10260956)	22-Jul-2024 Rs. 757487.00/- (Rupees Seven Lakh Fifty Seven Thousand Four Hundred and Eighty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 1010, Floor No. 10, Building B15, Affordable Housing Scheme EWS/LIG along with convenient shopping in sector 12 by PCNTDA under PMAY, S No 56,57, 58, 61, 62, 63 Plot No A1,A2, A3, A4, B1, B2,B3,B4, Sector No 12, Tal Haveli, Bhosari, Pune, 411026 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 429.00, 318.00, (Area admeasuring 413 sq. ft.)	11-Nov-2024 Total Outstanding As On Date 08-Mar-2025 Rs. 8,08,343 /- (Rupees Eight Lakh Eight Thousand Three Hundred and Forty Three Only)	Rs. 6,29,000 /- (Rupees Six Lakh Twenty Nine Thousand Only) Earnest Money Deposit (EMD) Rs. 62,900/- (Rupees Sixty Two Thousand Nine 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. Mr. Mehd Amjad Shaikh 2. Mrs. Shabana Mohammadamjad Shaikh (Prospect No 904915)	26-Apr-2022 Rs.15,12,987.00/- (Rupees Fifteen Lakh Twelve Thousand Nine Hundred Eighty Seven Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 105, admeasuring 190 Sq. Ft. (Carpet Area) along with additional usable area of 35 Sq. Ft. towards open terrace 53 Sq. Ft. Towards enclosed balcony, on 1st Floor, Wing-G1, Aarambh Residency Phase II, Kolhivali Village, Neral Raigad, Raigad, Maharashtra, India- 410101	05-Feb-2025 Total Outstanding As On Date 07-Mar-2025 Rs. 20,60,320/- (Rupees Twenty Lakh Sixty Thousand Three Hundred and Twenty Only)	Rs. 10,46,000/- (Rupees Ten Lakh Forty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,04,600/- (Rupees One Lakh Four Thousand Six Hundred Only)
1. Mr. Anil Vasant Handore 2. Mrs. Apurva Anil Handore 3. Tanishka Enterprises (Prospect No IL10143729)	15-Mar-2024 Rs. 1750180.00/- (Rupees Seventeen Lakh Fifty Thousand One Hundred and Eighty Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 005, Ground Floor, Wing D-2, Building known as Abhidarshan Garden in society known as Abhidarshan Garden Building D1, D2, D3, Co-op Hsg Soc Ltd, Situated at Village Titwala, Tal-Kalyan, District Thane, Maharashtra, India, 421605 Area Admeasuring (in Sq. Ft.): Property Type: Super Built Up Area, Carpet Area Property Area: 414.00, 296.00	21-Feb-2025 Total Outstanding As On Date 07-Mar-2025 Rs. 19,40,700/- (Rupees Nineteen Lakh Forty Thousand Seven Hundred Only)	Rs. 19,41,000/- (Rupees Nineteen Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,94,100/- (Rupees One Lakh Ninety Four Thousand One Hundred Only)
1. Mr. Suresh Laxman Ambade 2. Mrs. Shobha 3. Ambade Cattle Business (Prospect No IL10403574)	13-May-2024 Rs. 1105400.00/- (Rupees Eleven Lakh Five Thousand Four Hundred Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing H No. 615, Gavthan, Rastapur Taluka Newasa, Rastapur, Bhakad Wasti, Ahmednagar, Maharashtra, India, 414606 Area Admeasuring (in Sq. Ft.): Property Type: Land area, Built up area, Carpe area Property Area: 2400.00, 1443.00, 1154.00	18-Feb-2025 Total Outstanding As On Date 08-Mar-2025 Rs. 12,83,350/- (Rupees Twelve Lakh Eighty Three Thousand Three Hundred and Fifty Only)	Rs. 16,31,000/- (Rupees Sixteen Lakh Thirty One Thousand Only) Earnest Money Deposit (EMD) Rs. 163,100/- (Rupees One Lakh Sixty Three Thousand One Hundred Only)
1. Sandeep Vishnu Kalaskar 2. Sarita Sandip Kalaskar 3. Varsha Vishnu Kalaskar 4. Smiley Pav Bhaji Fastfood Center (Prospect No 856151)	31-Jul-2019 Rs. 38,55,661 /- (Rupees Thirty Eight Lakh Fifty Five Thousand Six Hundred and Sixty One Only) Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No. A-301, Third Floor, A- Wing, Shree Siddhivinayak, CHSL, Gokuldad Wadi, Khopat, thane West, Maharashtra 400601, (Area admeasuring 500 sq. ft.)	28-Feb-2025 Total Outstanding As On Date 07-Mar-2025 Rs. 60,40,575/- (Rupees Sixty Lakh Forty Thousand Five Hundred and Seventy Five Only)	Rs. 50,00,000/- (Rupees Fifty Lakh Only) Earnest Money Deposit (EMD) Rs. 5,00,000/- (Rupees Five Lakh Only)

Date of Inspection of property

28-Apr-2025 11:00 hrs -14:00 hrs

EMD Last Date

30-Apr-2025 till 5 pm.

Date/ Time of E-Auction:

02-May-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.



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. Mohd Amjad Shaikh 2. Mrs. Shabana Mohemmadamjad Shaikh (Prospect No 904915)	26-Apr-2022 Rs. 15,12,987.00/- (Rupees Fifteen Lakh Twelve Thousand Nine Hundred Eighty Seven Only)	All that part and parcel of the property bearing Flat No. 105, admeasuring 190 Sq. Ft. (Carpet Area) along with additional usable area of 35 Sq. Ft. towards open terrace 53 Sq. Ft. Towards enclosed balcony, on 1st Floor, Wing-G1, Aarambh Residency Phase II, Kolhivali Village, Neral Raigad, Raigad, Maharashtra, India-410101	05-Feb-2025	Rs. 10,46,000/- (Rupees Ten Lakh Forty Six Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 20,60,320/- (Rupees Twenty Lakh Sixty Thousand Three Hundred and Twenty Only)	Rs. 1,04,600/- (Rupees One Lakh Four Thousand Six Hundred Only)
1. Mr. Anil Vasant Handore 2. Mrs. Apurva Anil Handore 3. Tanishka Enterprises (Prospect No IL10143729)	15-Mar-2024 Rs. 1750180.00/- (Rupees Seventeen Lakh Fifty Thousand One Hundred and Eighty Only)	All that part and parcel of the property bearing Flat No 005, Ground Floor, Wing D-2, Building known as Abhidarshan Garden in society known as Abhidarshan Garden Building D1, D2, D3, Co-op Hsg Soc Ltd, Situated at Village Titwala, Tal-Kalyan, District Thane, Maharashtra, India, 421605 Area Admeasuring (in Sq. Ft.): Property Type: Super Built Up Area, Carpet Area Property Area: 414.00, 296.00	21-Feb-2025	Rs. 19,41,000/- (Rupees Nineteen Lakh Forty One Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 19,40,700/- (Rupees Nineteen Lakh Forty Thousand Seven Hundred Only)	Rs. 1,94,100/- (Rupees One Lakh Ninety Four Thousand One Hundred Only)
1. Mr. Suresh Laxman Ambade 2. Mrs. Shobha 3. Ambade Cattle Business (Prospect No IL10403574)	13-May-2024 Rs. 1105400.00/- (Rupees Eleven Lakh Five Thousand Four Hundred Only)	All that part and parcel of the property bearing H No. 615, Gavthan, Rastapur Taluka Newasa, Rastapur, Bhakad Wasti, Ahmednagar, Maharashtra, India, 414606 Area Admeasuring (in Sq. Ft.): Property Type: Land area, Built up area, Carpe area Property Area: 2400.00, 1443.00, 1154.00	18-Feb-2025	Rs. 16,31,000/- (Rupees Sixteen Lakh Thirty One Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 12,83,350/- (Rupees Twelve Lakh Eighty Three Thousand Three Hundred and Fifty Only)	Rs. 163,100/- (Rupees One Lakh Sixty Three Thousand One Hundred Only)
1. Sandeep Vishnu Kalaskar 2. Sarita Sandip Kalaskar 3. Varsha Vishnu Kalaskar 4. Smiley Pav Bhaji Fastfood Center (Prospect No 856151)	31-Jul-2019 Rs. 38,55,661 /- (Rupees Thirty Eight Lakh Fifty Five Thousand Six Hundred and Sixty One Only)	All that part and parcel of the property bearing Flat No. A-301, Third Floor, A- Wing, Shree Siddhivinayak, CHSL, Gokulad Wadi, Khopat, thane West, Maharashtra 400601, (Area admeasuring 500 sq. ft.)	28-Feb-2025	Rs. 50,00,000/- (Rupees Fifty Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 07-Mar-2025	Earnest Money Deposit (EMD)
	Rs. 40,000/- (Rupees Forty Thousand Only)		Rs. 60,40,575/- (Rupees Sixty Lakh Forty Thousand Five Hundred and Seventy Five Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)

Date of Inspection of property

28-Apr-2025 11:00 hrs -14:00 hrs

EMD Last Date

30-Apr-2025 till 5 pm.

Date/ Time of E-Auction

02-May-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 Numbers: @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.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE 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 : 28-Mar-2025

Sd/- Authorised Officer, IIFL Home Finance Limited