

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "3rd Floor Oberoi Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003" & "IFL House, Sun Infotech Park Road No. 16V, Plot No. B-23, Thane Industrial Area, Wagla Estate, Thane - 400604" & "Shop No.201, The Edge 2nd floor Behind Prakash Talkies, near ICICI Bank Palghar (W) - 401404" & "BMC238-306-310, 3rd Floor, Parikh Commercial Centre, Premium Park, Bolinji Agashi Road, Above OTW Hotel, Virar (West) - 401303" & "Shop No. 105, 106, 107, 1st Floor, Vikas Galaxy, Sanewadi, Badlapur (East) - 421503" & "1st Floor, Naidu Chambers Beside Chawhan Traders, WHC Road Dharampeth, Nagpur 440010" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following IFL-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 Possession	
			Total Outstanding As On Date	Reserve Price
1. Mr. Parneshwar Narayan Sawade 2. Mrs. Mina Parneshwar Sawade (Prospect No IL10033845 and IL10128595)	01-Aug-2022 Rs. 13,63,131/- (Rupees Thirteen Lakh Sixty Three Thousand One Hundred Thirty One Only)	All that part and parcel of the property bearing Row House No. 102, Ground Floor, Area Ad measuring 37.62 Sq.Mtrs., B Type, Krishnaban Phase 2, Cts 15805 Part Krishnaban Phase-2 Jaina, Aurangabad, Maharashtra, India, 431203. (Super built up area 526 sq. ft.)	25-Jul-2023	Rs. 11,36,000/- (Rupees Eleven Lakh Thirty Six Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 14,23,574/- (Rupees Fourteen Lakh Twenty Nine Thousand Five Hundred Seventy Four Only)	Earnest Money Deposit (EMD) Rs. 1,13,600/- (Rupees One Lakh Thirteen Thousand Six Hundred Only)
1. Mr. Vikas Yashwanth Bhapkar 2. Mrs. Nutan Vikas Bhapkar (Prospect No 819595 & 919634)	12-Sep-2022 Rs. 13,70,435/- (Rupees Thirteen Lakh Seventy Thousand Four Hundred Thirty Five Only)	All that part and parcel of the property bearing Flat 601 E, 6th Floor, Wing Golden Valley, 19.535 Sq. Mtrs., Barvi Dam Road, Sonveli Village, Badlapur West, Badlapur, N. Jewel Project, Thane, 421503, Maharashtra, India (Area admeasuring 391 sq. ft.)	Date of Symbolic Possession 16-Nov-2022	Rs. 15,64,000/- (Rupees Fifteen Lakh Sixty Four Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 14,36,830/- (Rupees Fourteen Lakh Thirty Six Thousand Eight Hundred Thirty Nine Only)	Earnest Money Deposit (EMD) Rs. 1,56,400/- (Rupees One Lakh Fifty Six Thousand Four Hundred Only)
1. Mr. Srikant Surendranath Tiwari 2. Mrs. Rupa Srikant Tiwari (Prospect No IL10028943 & IL10076424)	21-Sep-2022 Rs. 14,79,333/- (Rupees Fourteen Lakh Seventy Nine Thousand Three Hundred Thirty Three Only)	All that part and parcel of the property bearing Flat No. B 304, 3rd floor, Bldg No. 7, 0, admeasuring 315 Sq. Ft. (Carpet Area) & 440 Sq. Ft. (Super Built Up Area), Saphale West, Thane, Maharashtra, India-401102	Date of Symbolic Possession 08-Dec-2022	Rs. 16,48,000/- (Rupees Sixteen Lakh Forty Eight Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 19,68,448/- (Rupees Nineteen Lakh Sixty Eight Thousand Four Hundred Forty Eight Only)	Earnest Money Deposit (EMD) Rs. 1,64,800/- (Rupees One Lakh Sixty Four Thousand Eight Hundred Only)
1. Mr. Samser J Singh 2. Devgrill Fabrication 3. Mrs. Punita Samsher Singh (Prospect No 748989 & 921106)	23-Jun-2021 Rs. 25,45,138/- (Rupees Twenty Five Lakh Forty Five Thousand One Hundred Thirty Eight Only)	All that part and parcel of the property bearing Flat No.401, 4th Floor, area measuring 329 sq. ft. Bldg. No. C-41 Godavari Shanti Nagar, CHSL, Sector V, Shanti Nagar, Mira Road, (E), Thane, Maharashtra, Pincode:401107 (Area admeasuring 390 sq. ft.)	Date of Symbolic Possession 21-Sep-2021	Rs. 32,76,000/- (Rupees Thirty Two Lakh Seventy Six Thousand Only)
	Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)		Rs. 24,08,716/- (Rupees Twenty Four Lakh Eight Thousand Seven Hundred Eighteen Only)	Earnest Money Deposit (EMD) Rs. 3,27,600/- (Rupees Three Lakh Twenty Seven Thousand Six Hundred Only)
1. Mr. Pramodkumar Awadhinarayan Shukla 2. Mrs. Kanchna 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 bearing 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	Date of Symbolic Possession 10-May-2023	Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 16,98,217/- (Rupees Sixteen Lakh Ninety Eight Thousand Two Hundred Seventeen Only)	Earnest Money Deposit (EMD) Rs. 1,55,000/- (Rupees One Lakh Fifty Five Thousand Only)
1. Mr. Arun Ramashray Mourya 2. Mrs. Saroj Arun Kumar Mourya (Prospect No IL10065046, IL10144612 and IL10174868)	23-Feb-2023 Rs. 34,54,897/- (Rupees Thirty Four Lakh Fifty Four Thousand Ninety Seven Only)	All that part and parcel of the property bearing Flat No. A-1406 on 14th Floor, with Carpet Area Ad Measuring 346 Sq.Ft., Built Up Area Ad Measuring 389 Sq.Ft., and Super Built Up Area Ad Measuring 438 Sq.Ft., in building known as Poonam Park View, Opp Club One, Near Yazoo Park, Global City, Virar West, Thane, Maharashtra, India, 401303 (Area admeasuring 518 sq. ft.)	Date of Symbolic Possession 05-May-2023	Rs. 30,30,000/- (Rupees Thirty Lakh Thirty Thousand Only)
	Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)		Rs. 32,09,442/- (Rupees Thirty Two Lakh Nine Thousand Four Hundred Forty Two Only)	Earnest Money Deposit (EMD) Rs. 3,03,000/- (Rupees Three Lakh Three Thousand Only)
1. Mr. Mangesh Narayan Nikam 2. Mrs. Laxmi M Nikam (Prospect No 750729 & 920997)	27-Aug-2022 Rs. 17,23,685/- (Rupees Seventeen Lakh Twenty Three Thousand Six Hundred Eighty Five Only)	All that part and parcel of the property bearing Flat No 402, 4th Floor, G Wing Area Admeasuring 478 Sq.Ft. Safion Hills, Shirgaon, Badlapur East, Thane, 421503, Maharashtra, India (Area admeasuring 602 sq. ft.)	Date of Symbolic Possession 10-Nov-2022	Rs. 21,67,000/- (Rupees Twenty One Lakh Sixty Seven Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 17,79,608/- (Rupees Seventeen Lakh Seventy Nine Thousand Eight Only)	Earnest Money Deposit (EMD) Rs. 2,16,700/- (Rupees Two Lakh Sixteen Thousand Seven Hundred Only)
1. Mr. Balkrushna Santu Pawar 2. Mrs. Mangal Balkrishna Pawar (Prospect No 948905)	30-Nov-2022 Rs. 17,79,267/- (Rupees Seventeen Lakh Seventy Nine Thousand Two Hundred Sixty Seven Only)	All that part and parcel of the property bearing Flat no.302 With Carpet Area Ad Measuring 403 Sq.Ft. And Built Up Area Ad Measuring 525 Sq.Ft., 3rd floor in building A-1, Umiya Complex Phase II on S.no.114 Hissa no.6/1 and S.no.182 Hissa no.3 situated at Village Tilwala Taluka Kaiyan, District Thane, 421605, Maharashtra, India. (Super Built up area admeasuring 564 sq. ft. and area admeasuring 379 sq. ft.)	Date of Symbolic Possession 06-Feb-2023	Rs. 18,05,000/- (Rupees Eighteen Lakh Five Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 17,01,709/- (Rupees Seventeen Lakh One Thousand Seven Hundred Nine Only)	Earnest Money Deposit (EMD) Rs. 1,80,500/- (Rupees One Lakh Eighty Thousand Five Hundred Only)
1. Mr. Ankush Vaman Baisane 2. Mrs. Sarala Ankush Baisane 3. Prabhudha Plumbing Work (Prospect No IL10116962)	20-Jan-2023 Rs. 23,26,982/- (Rupees Twenty Three Lakh Twenty Six Thousand Nine Hundred Eighty Two Only)	All that part and parcel of the property bearing Flat No 103 on 1st Floor G Wing, Built-Up Area 290 sq. ft., in building known as Venus at Ratan Galaxy at village Belavali, TalAmbernath District Thane, Maharashtra, India, 421503. (Super Built up area admeasuring 435sq. ft.)	Date of Symbolic Possession 18-Apr-2023	Rs. 21,06,000/- (Rupees Twenty One Lakh Six Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 23,14,317/- (Rupees Twenty Three Lakh Fourteen Thousand Three Hundred Seventeen Only)	Earnest Money Deposit (EMD) Rs. 2,10,600/- (Rupees Two Lakh Ten Thousand Six Hundred Only)
1. Mr. Somnath Vasant Jadhav 2. Mrs. Smita Somnath Jadhav (Prospect No 898184)	17-Apr-2023 Rs. 16,00,450/- (Rupees Sixteen Lakh Four Hundred Fifty Only)	All that part and parcel of the property bearing Flat No 502, Carpet Area 260 sq. ft., 5th Floor, A Wing, Sai Aangan, Badlapur , Kulgson, Badlapur, Maharashtra, India-421503 (Area admeasuring 390 Sq. Ft.)	Date of Symbolic Possession 21-Jul-2023	Rs. 12,48,000/- (Rupees Twelve Lakh Forty Eight Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 16,21,964/- (Rupees Sixteen Lakh Twenty One Thousand Nine Hundred Sixty Four Only)	Earnest Money Deposit (EMD) Rs. 1,24,800/- (Rupees One Lakh Twenty Four Thousand Eight Hundred Only)
1. Mr. Mukesh S Choudhari 2. Mrs. Nirmita Devi Suresh Choudhari 3. Mr. Suresh Kumar R Choudhari (Prospect No 849426)	12-Apr-2023 Rs. 25,86,645/- (Rupees Twenty Five Lakh Eighty Six Thousand Six Hundred Forty Five Only)	All that part and parcel of the property bearing Flat No-204, Built Up Area Ad Measuring 446 Sq. Ft., Carpet Area Ad Measuring 507 Sq. Ft., and Super Built Up Area Ad Measuring 636 Sq. Ft., Second Floor, G Wing, Hansh Apt, Near Vidya Vikasini School, Sector 6, Evershine City, Gokhware, Vasei East Palghar, Palghar, 401203, Maharashtra, India (Area admeasuring 446 Sq. Ft.)	Date of Symbolic Possession 20-Jun-2023	Rs. 23,00,000/- (Rupees Twenty Three Lakh Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 26,08,866/- (Rupees Twenty Six Lakh Eight Thousand Eight Hundred Sixty Six Only)	Earnest Money Deposit (EMD) Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only)
1. Mr. Jignesh Kishorbal Mahia 2. Mrs. Padma Kishorbal Mahia 3. MS Jignesh Kishorbal Mahia (Prospect No IL10205941)	12-Jun-2023 Rs. 13,61,133/- (Rupees Thirteen Lakh Sixty One Thousand One Hundred Thirty Three Only)	All that part and parcel of the property bearing Flat No 301, Floor No. 3, Sy. No. 191, Hissa No. 1, Carpet area 238 sq. ft., Saleable 375 sq. ft., Wing B, Bldg 1, Shree Sr Homes, Village-Makane, Off Makane Mande Road, Saphale West Palghar 401102 (Area admeasuring 345 Sq. Ft.)	Date of Physical Possession 12-Dec-2023	Rs. 8,28,000/- (Rupees Eight Lakh Twenty Eight Thousand Only)
	Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 16,27,576/- (Rupees Sixteen Lakh Twenty Seven Thousand Five Hundred Seventy Six Only)	Earnest Money Deposit (EMD) Rs. 82,800/- (Rupees Eighty Two Thousand Eight Hundred Only)
1. Mr. Shivcharan M Khaparde 2. Mrs. Sangeeta Shivcharan Khaparde (Prospect No 899605)	10-Aug-2021 Rs. 9,06,760/- (Rupees Nine Lakh Six Thousand Seven Hundred Sixty Only)	All that part and parcel of the property bearing Flat no.301 on 3rd floor area admeasuring 41.807 sq.mtr(built up), Kanchan Ganga Apt, Wing A Cluster-4 Type-2, Plot no.1, Kharsa no.194/1,2,3,4,5,121 and 175 situated at Mouza Moncha, GP-Modha, Hingna Moncha, Near Tehsil Office Nagpur, Maharashtra, India, 441110 (Super Built Up Area Ad.Measuring: 600 Sq.ft)	Date of Physical Possession 08-Dec-2023	Rs. 10,56,000/- (Rupees Ten Lakh Fifty Six Thousand Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 13,45,721/- (Rupees Thirteen Lakh Forty Five Thousand Seven Hundred Twenty One Only)	Earnest Money Deposit (EMD) Rs. 1,05,600/- (Rupees One Lakh Five Thousand Six Hundred Only)

Borrower(s) / Co-Borrower(s) / Guarantors	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Possession	Reserve Price
1. Mr. Vikas Vaman Pagare 2. Mrs. Mohini Vikas Pagare 3. Mr. Vaman Mokal Pagare (Prospect No 822553 and 918521)	19-Mar-2022 Rs. 15,09,718/- (Rupees Fifteen Lakh Nine Thousand Seven Hundred Eighteen Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 105 On 1st Floor, Wing C, Area Measuring 30.24 Sq. Mts. Evergreen Residency, Village Badlapur Gaon, Tal Ambemath, Thane, 421503, Maharashtra, India (Area admeasuring 457 sq. ft.)	09-Jun-2022 Total Outstanding As On Date 4-Dec-2023 Rs. 15,70,728/- (Rupees Fifteen Lakh Seventy Thousand Seven Hundred Twenty Eight Only)	Ra. 14,07,000/- (Rupees Fourteen Lakh Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 1,40,700/- (Rupees One Lakh Forty Thousand Seven Hundred Only)
1. Mr. Santosh Kumar Swain 2. Mrs. Bandita Santosh Swain (Prospect No 875910, 756729 & 919663)	22-Sep-2022 Rs. 20,34,541/- (Rupees Twenty Lakh Thirty Four Thousand Five Hundred 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 405, 4th Floor, Admeasuring Carpet Area 394 Sq. Ft., Building Shankeshwar, Shradha, Plot No.4, Sector-9, Talaja, Phase I, Raigad, 410206, Maharashtra, India (Super built up area 549 sq. ft.)	Date of Physical Possession 05-Dec-2023 Total Outstanding As On Date 4-Dec-2023 Rs. 20,40,855/- (Rupees Twenty Lakh Forty Thousand Eight Hundred Fifty Five Only)	Ra. 24,00,000/- (Rupees Twenty Four Lakh Only) Earnest Money Deposit (EMD) Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)
1. Mrs. Vandana Ramesh Thakur 2. Mr. Ramesh Thakur 3. Mrs. Sangita Ramesh Thakur (Prospect No 922448 & 840000)	06-Dec-2021 Rs. 12,60,961/- (Rupees Twelve Lakh Sixty Thousand Nine Hundred Sixty One Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. G-009, Area Admeasuring 270 Sq. Ft., Suresh Colony, Vrat Nagar, P.P. Marg, Virar W, Thane, 401303, Maharashtra, India (Area admeasuring 315 sq. ft.)	Date of Symbolic Possession 08-Apr-2022 Total Outstanding As On Date 4-Dec-2023 Rs. 13,01,105/- (Rupees Thirteen Lakh One Thousand One Hundred Five Only)	Ra. 12,86,000/- (Rupees Thirteen Lakh Eighty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,30,105/- (Rupees One Lakh Thirty Eight Thousand Six Hundred Only)
1. Mr. Vinay Mahesh Salvi 2. Mr. Mahesh Anna Salvi 3. Mrs. Suvama Mahesh Salvi 4. Mrs. Vipul Mahesh Salvi (Prospect No 789901 & 919945)	23-Sep-2022 Rs. 20,76,992/- (Rupees Twenty Lakh Seventy Six Thousand Nine Hundred Two Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 605, 8th Floor, Admeasuring Carpet Area 386 Sq. Ft., F-Wing Golden Valley Sonivli Village Badlapur West, Mumbai, 421503, Maharashtra, India (Area admeasuring 579 sq. ft.)	Date of Symbolic Possession 15-Feb-2023 Total Outstanding As On Date 4-Dec-2023 Rs. 18,43,790/- (Rupees Eighteen Lakh Forty Three Thousand Seven Hundred Ninety Only)	Ra. 16,97,000/- (Rupees Sixteen Lakh Ninety Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 1,69,700/- (Rupees One Lakh Sixty Nine Thousand Seven Hundred Only)
1. Mr. Sadashiv Ganpat Narkar 2. Mrs. Nam Sadashiv Narkar (Prospect No IL1007793 and IL10113658)	20-Oct-2022 Rs. 13,71,978/- (Rupees Thirteen Lakh Seventy One Thousand Nine Hundred 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 908, Carpet Area Ad Measuring 18,128 Sq.Mtrs., on 9th Floor in F-Wing of building known as Golden Valley, Sonivli Village Badlapur West, Thane, Maharashtra, India, 421503 (Area admeasuring 410 sq. ft.)	Date of Symbolic Possession 09-Jan-2023 Total Outstanding As On Date 4-Dec-2023 Rs. 13,95,953/- (Rupees Thirteen Lakh Ninety Five Thousand Nine Hundred Fifty Three Only)	Rs. 11,48,000/- (Rupees Eleven Lakh Forty Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 1,14,800/- (Rupees One Lakh Fourteen Thousand Eight Hundred Only)
1. MR. SURAJ KUMAR 2. MRS. AMRAVATI K. MR. SURESH KUMAR KANAUJIYA 4. ASHA LAUNDRY (Prospect No IL10107600)	19-Sep-2023 Rs. 13,98,473/- (Rupees Thirteen Lakh Ninety Eight Thousand Four Hundred and Seventy Three Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 503, Floor No. 5, Paramount Enclave Bldg No.4, Village Mahim, Palghar Mahi Station Road Palghar West 401404. Area Admeasuring (In Sq. Ft.) Property Type: Saleable Area, Carpet Area, Area Admeasuring Property Area: 370.00, 227.00, 342.000	Date of Symbolic Possession 23-Nov-2023 Total Outstanding As On Date 04-Dec-2023 Rs. 14,39,318/-	Ra. 10,40,000/- (Rupees Ten Lakh Forty Thousand Only) Earnest Money Deposit (EMD) Rs. 1,04,000/- (Rupees One Lakh Four Thousand Only)
1. MR. SAGAR KANHAYALAL SUTAR 2. MRS. POONAM LALSINGH NEPALI (Prospect No IL10225272)	18-Sep-2023 Rs. 19,79,325/- (Rupees Nineteen Lakh Seventy Nine Thousand Three Hundred and Twenty Five Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. C 201, On Second Floor, In Building No Eo-16, In The Building Known As Lincoln, In Hudson Co-op Hsg Soc Ltd; Constructed On Survey No. 100, 101, 107, 103, 109, Village Manikpur, Teh. Vashi, Palghar, Maharashtra, India, 401208 Area Admeasuring (In Sq. Ft.): Property Type: Super Built Up Area, Built Up Area, Carpet Area, Property Area: 352.00, 312.00, 260.00	Date of Symbolic Possession 24-Nov-2023 Total Outstanding As On Date 04-Dec-2023 Rs. 19,11,034/- (Rupees Nineteen Lakh Eleven Thousand Thirty Four Only)	Ra. 14,98,000/- (Rupees Fourteen Lakh Ninety Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 1,49,800/- (Rupees One Lakh Forty Nine Thousand Eight Hundred Only)
1. Mrs. Shefali Nikhil Vichare 2. Mr. Nikhil Prakash Vichare (Prospect No 792579)	27-May-2021 Rs. 21,84,839/- (Rupees Twenty One Lakh Eighty Four Thousand Eight Hundred Thirty Nine Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. J-2/103, area measuring 525 sq. ft., Greenwoods Estate Phase 2, Village Hadwane, Mdr No.06, Taluka Parnel, District Raigad, Parnel, Maharashtra, Pincode: 410208.	Date of Symbolic Possession 06-Aug-2021 Total Outstanding As On Date 04-Dec-2023 Rs. 19,25,881/- (Rupees Nineteen Lakh Twenty Five Thousand Eight Hundred Eighty One Only)	Ra. 21,00,000/- (Rupees Twenty One Lakh Only) Earnest Money Deposit (EMD) Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)
1. Mr. Bipin Baban Shete 2. Mrs. Supandha Baban Shete (Prospect No IL10091019)	06-Dec-2021 Rs. 10,74,023/- (Rupees Ten Lakh Seventy Four Thousand Twenty Three Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No bearing B-207, on Second Floor, Wing B, in Building known as 'Datta Residency Phase 1' Constructed on Survey No. 64/1B (Part) and Survey No 1638 B/I, of Village-Chinchavli Shekin, Taluka-Khalapur, Dist-Raigad, Maharashtra India, 410203. (Area admeasuring 16.72 Sq. meters. Carpet area admeasuring 236 sq. ft. and Super built up area admeasuring 342 sq. ft.)	Date of Symbolic Possession 08-Apr-2022 Total Outstanding As On Date 04-Dec-2023 Rs. 10,92,287/- (Rupees Ten Lakh Ninety Two Thousand Two Hundred Eighty Seven Only)	Ra. 9,58,000/- (Rupees Nine Lakh Fifty Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 95,800/- (Rupees Ninety Five Thousand Eight Hundred Only)
1. Mr. Aslam Gulam Palal 2. Mrs. Nasim Aslam Palal (Prospect No 791226)	11-May-2023 Rs. 19,52,519/- (Rupees Nineteen Lakh Fifty Two Thousand Five Hundred Nineteen Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing FLAT NO 1406, CARPET AREA 350 SQ. FT., SUPER BUILT UP AREA 525 SQ. FT., HAILEY, 14TH FLOOR, MOHAN NANO ESTATE, AMBERNATH, THANE, MAHARASHTRA, INDIA-421501 (Area admeasuring 302 sq. ft. and Super Built up area admeasuring 438 sq. ft.)	Date of Symbolic Possession 19-Jul-2023 Total Outstanding As On Date 04-Dec-2023 Rs. 20,03,620/- (Rupees Twenty Lakh Three Thousand Six Hundred Twenty Only)	Ra. 15,77,000/- (Rupees Fifteen Lakh Seventy Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 1,57,700/- (Rupees One Lakh Fifty Seven Thousand Seven Hundred Only)

Date of Inspection of property: 25-Jan-2024 1100 hrs - 1400 hrs
EMD Last Date: 29-Jan-2024 till 5 pm.
Date/ Time of E-Auction: 31-Jan-2024 1100 hrs.-1300 hrs.

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.lifonehome.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, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home SCBL0036001, b) Name of the Bank:- Standard Chartered Bank, c) Account No:- 9902873xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0036001, e) Bank Address: Standard Chartered Bank, 80 M.G. Road, Fort, Mumbai-400001.

- Terms and Conditions:-**
- For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.lifonehome.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.
 - Bidders are advised to go through the website <https://www.lifonehome.com> and <https://www.lifonehome.com/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 - auction.hi@lfl.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 - auction.hi@lfl.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 borrowers, 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 : 29-Dec-2023
Sd-Authorised Officer, IIFL Home Finance Limited