

**Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 3(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-122016, (Haryana) and Branch Office at:- Shop No. 105,106,107, First Floor, Vikas Galaxy, Sanewadi, Badlapur (East) - 421503/ Office No 303, 3rd Floor, Neelkanth Landmark , Behind Vijay Sales, Behind Orian Mall, Panvel - 410206/ 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 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. Sandeep Narayan Sahajrao 2. Mrs. Meenakshi Suchakar Gangurde (Prospect No IL10062615)	23-Apr-2021 & Rs.12,85,194/- (Rupees Twelve Lakh Eighty Five Thousand One Hundred Ninety Four Only)	All that part & parcel of the property bearing Flat No 302, admeasuring 28.21 sq. mtrs., Wing A, Trishul Golden Ville, Sonivalli Vill. Barvi Dam Road Badlapur W, Ambermath, Maharashtra, India, Pincode 421503 (Carpet Area Ad.Measuring: 306 Sq.ft, Super Built Up Area Ad.Measuring: 444 Sq.ft)	23-Jan-2024	Rs. 12,00,000/- (Rupees Twelve Lakh Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 11-Apr-2024 Rs. 16,98,179/- (Rupees Sixteen Lakh Ninety Eight Thousand One Hundred Seventy Nine Only)	Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)
1. Mr. Shapin Noorezaman Siddiqui 2. Mrs. Nasrin Mohd Shapin Siddique 3. New Star Garments (Prospect No. IL10043844)	07-Sep-2022 & Rs.28,06,321/- (Rupees Twenty Eight Lakh Six Thousand Three Hundred Twenty One Only)	All that part & parcel of the property bearing Flat No. 201, area admeasuring 28.34 Sq. Mtr., 2nd Floor, Bramha Valley Apartment, Vill. Mampapur, Neral, Taluka Karjat, Dist. Raigad, Thane, Maharashtra, India, 410101. (Carpet Area Ad.Measuring: 373 Sq.ft, Super Built Up Area Ad.Measuring: 541 Sq.ft)	03-Nov-2023	Rs.10,00,000/- (Rupees Ten Lakh Only)
	Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)		Total Outstanding as On Date 11-Apr-2024 Rs. 35,82,732/- (Rupees Thirty Five Lakh Eighty Two Thousand Seven Hundred Thirty Two Only)	Earnest Money Deposit (EMD) Rs. 1,00,000/- (Rupees One Lakh Only)
1. Mr. Santosh Pandurang Nivadunge 2. Mrs. Sneha Kamlakar Gajre (Prospect No IL10040449)	01-Sep-2022 & Rs.14,32,026/- (Rupees Fourteen Lakh Thirty Two Thousand and Twenty Six Only)	All that part & parcel of the property bearing Flat No. 402, B Wing, Building No. 7B, 4th Floor, having carpet area admeasuring 288.83 Sq. Ft., situated at Survey No. 170/1, 8/2/N1, 8/2/N2, 8/3/N1, 9/2/A, 9/1/A, Tulsii V City - Tulsii Vivaan, Pashane, Vangani, Badlapur-421503, Raigad, Maharashtra, India. (Super built up area admeasuring 363 sq. ft. and area admeasuring 350 sq. ft.)	24-Jan-2024	Rs.12,00,000/- (Rupees Twelve Lakh Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding as on Date 11-Apr-2024 Rs. 17,54,275/- (Rupees Seventeen Lakh Fifty Four Thousand Two Hundred Seventy Five Only)	Earnest Money Deposit (EMD) Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only)
1. Mr. Arunkumar Sharma 2. Mrs. Mewali Devi 3. Mrs. Pinki Sharma (Prospect No IL10016926)	23-Jan-2023 & Rs.15,26,782/- (Rupees Fifteen Lakh Twenty Six Thousand Seven Hundred Eighty Two Only)	All that part & parcel of the property bearing Flat No 003 , Ground Floor, Carpet Area Ad Measuring 425 Sq.Ft. And Super Built Up Area Ad Measuring 620 Sq.Ft., Bldg No-2 Wing-C , Jupiter Complex Behind Tata Housing Village, Betegaon Boisar W, Palghar, 401501 Maharashtra, India". (Area Ad.Measuring: 505 Sq.ft)	30-Jan-2024	Rs.7,00,000/- (Rupees Seven Lakh Only)
	Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only).		Total Outstanding as On Date 11-Apr-2024 Rs. 18,36,177/- (Rupees Eighteen Lakh Thirty Six Thousand One Hundred Seventy Seven Only)	Earnest Money Deposit (EMD) Rs.70,000/- (Rupees Seventy Thousand Only)
1. Mr. Mohd Usman Sayed, 2. Mrs. Saira Banu Sayed 3. Mrs. Sumaiya Usman Sayed (Prospect No 938447)	18-Jun-2022 & Rs.20,44,371/- (Rupees Twenty Lakh Forty Four Thousand Three Hundred Seventy One Only)	All that part & parcel of the property Flat 303 3rd Floor, Area Admeasuring 38.33 Sq.Mtrs., Sai Shradha Enclave, Village Navali Kamare Road , Palghar West, Palghar, 401404, Maharashtra, India (Super built up area 516 sq. ft.)	15-Jan-2024	Rs.8,00,000/- (Rupees Eight Lakh Only)
	Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)		Total Outstanding as on Date 11-Apr-2024 Rs. 25,03,695/- (Rupees Twenty Five Lakh Three Thousand Six Hundred Ninety Five Only)	Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Jagjit Singh Arora 2. Sunny Caterers 3. Mr. Sunny Jagjitsingh Arora 4. Mrs. Surinderkaur Jagjit Singh Arora (Prospect No 736347)	26-Aug-2022 Rs. 26,78,133/- (Rupees Twenty Six Lakh Seventy Eight Thousand One Hundred Thirty Three Only)	All that part & parcel of the property bearing 1BHK Flat No. 103 on 1st Floor in "B1" Building admeasuring 37.53 Sq. Mtrs. Carpet area situated on portion of land identified as said lands situated at Village Ghot, Taluka Panvel, District Raigad, within the limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zila Parishad Raigad and within the jurisdiction of Sub-Registrar of Assurances Panvel, Maharashtra, India- 420208. (Super Built up area admeasuring 606 sq. ft.)	18-Dec-2023	Rs.14,25,000/- (Rupees Fourteen Lakh Twenty Five Thousand Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding as On Date 11-Apr-2024 Rs. 33,26,725/- (Rupees Thirty Three Lakh Twenty Six Thousand Seven Hundred Twenty Five Only)	Earnest Money Deposit (EMD) Rs. 1,42,500/- (Rupees One Lakh Forty Two Thousand Five Hundred Only)
1. Mr. Sagun Kumar Mishra 2. Mrs. Devi Dai Suspendra Mishra (Prospect No 764602)	19-Sep-2023 & Rs.12,87,980/- (Rupees Twelve Lakh Eighty Seven Thousand Nine Hundred and Eighty Only).	All that part and parcel of the property Flat No- G2, Ground Floor, Wing B Bldg No 06, Sector No 7, Carpet Area Ad.Measuring: 276 Sq.Ft. Super Built Up Area Ad.Measuring: 380 Sq.Ft.; Dream City, Boisar, Dist. Palghar, 401501, Maharashtra, India.	28-Mar-2024	Rs.5,50,000/- (Rupees Five Lakh Fifty thousand Only)
	Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)		Total Outstanding as On Date 11-Apr-2024 Rs. 14,29,537/- (Rupees Fourteen Lakh Twenty Nine Thousand Five Hundred Thirty Seven Only)	Earnest Money Deposit (EMD) Rs. 55,000/- (Rupees Fifty five Thousand Only)
1. Mr. Kishor Baban Utekar 2. Mr. Baban Babu Utekar 3. Mrs. Sangita Baban Utekar (Prospect No 902490)	19-Sep-2023 Rs. 16,84,436/- (Rupees Sixteen Lakh Eighty Four Thousand Four Hundred and Thirty Six Only)	All that part and parcel of the property Flat No.306, Third Floor, B Wing, Plot No. 31, Madhav Vatika 2, Village Navali Road, Palghar East, Palghar, 401404, Maharashtra, India (Carpet area 274 sq. ft. and area admeasuring 397 sq. ft.)	Symbolic Possession 24-Nov-2023	Rs. 6,00,000/- (Rupees Six Lakh Only)
	Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)		Total Outstanding As On Date 11-Apr-2024 Rs. 17,89,521/- (Rupees Seventeen Lakh Eighty Nine Thousand Five Hundred Twenty One Only)	Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)
1. Mr. Avinash Dilip Gawle 2. Mrs. Shobha Dilip Gawle (Prospect No 780656)	02-Aug-2019 & Rs.33,43,434/- (Rupees Thirty Three Lakh Forty Three Thousand Four Hundred Thirty Four Only)	All that part and parcel of the property Flat No.101, admeasuring 59.00 Sq.Mtrs carpet area, 1st Floor, S Wing, Type-C, Tulsii Aarambh, Phase-I, Kharvai, Opp Gaav Devi Mandir Badlapur E, Thane, Maharashtra-421503 (Super Built up area Ad.Measuring: 889 Sq.ft)	04-Dec-2019	Rs.23,00,000/- (Rupees Twenty Three Lakh Only)
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding as On Date 11-Apr-2024 Rs. 40,74,802/- (Rupees Forty Lakh Seventy Four Thousand Eight Hundred Two Only)	Earnest Money Deposit (EMD) Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only)
1. Mr. Navin Vithoba Chendwankar 2. Mrs. Manisha Navin Chendwankar 3. Shree Color Lab Digital Photo Studio (Prospect No IL10103776)	22-May-2023 Rs. 29,85,703/- (Rupees Twenty Nine Lakh Eighty Five Thousand Seven Hundred Three Only)	All that part and parcel of the property bearing Flat 401 on 4th Floor, Carpet Area Ad Measuring 410 Sq. Ft., and Super Built Up Area Ad measuring 542 Sq. Ft., B Wing ; in Bldg no. 2 , in the building known as "Adinath Complex" , Near Station Palghar East, situated at Palghar, Taluka Palghar, Maharashtra, India, 401404.	Date of Possession 02-Aug-2023	Rs.20,00,000/- (Rupees Twenty Lakh Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 11-Apr-2024 Rs. 33,71,499/- (Rupees Thirty Three Lakh Seventy One Thousand Four Hundred Ninety Nine Only)	Earnest Money Deposit (EMD) Rs. 2,00,000/- (Rupees Two Lakh Only)
Date of Inspection of property 24-Apr-2024 1100 hrs -1400 hrs		EMD Last Date 26-Apr-2024 till 5 pm.	Date/ Time of E-Auction 30-Apr-2024 1100 hrs-1300 hrs.	

1. Mr. Navin Vitoba Chendwankar 2. Mrs. Manisha Navin Chendwankar 3. Shree Color Lab Digital Photo Studio (Prospect No IL10103776)	<b>22-May-2023</b> <b>Rs. 29,85,703/-</b> (Rupees Twenty Nine Lakh Eighty Five Thousand Seven Hundred Three Only)	All that part and parcel of the property bearing Flat 401 on 4th Floor, Carpet Area Ad Measuring 410 Sq. Ft., and Super Built Up Area Ad measuring 542 Sq. Ft., B Wing ; in Bldg no. 2 , in the building known as "Adinath Complex" , Near Station Palghar East , situated at Palghar , Taluka Palghar , Maharashtra , India, 401404.	<b>Date of Possession</b> <b>02-Aug-2023</b>	<b>Rs.20,00,000/-</b> (Rupees Twenty Lakh Only)
	<b>Bid Increase Amount</b> <b>Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)		<b>Total Outstanding As On Date 11-Apr-2024</b> <b>Rs. 33,71,499/-</b> (Rupees Thirty Three Lakh Seventy One Thousand Four Hundred Ninety Nine Only)	<b>Earnest Money Deposit (EMD)</b> <b>Rs. 2,00,000/-</b> (Rupees Two Lakh Only)

<b>Date of Inspection of property</b> <b>24-Apr-2024 1100 hrs -1400 hrs</b>	<b>EMD Last Date</b> <b>26-Apr-2024 till 5 pm.</b>	<b>Date/ Time of E-Auction</b> <b>30-Apr -2024 1100 hrs-1300 hrs.</b>
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**Mode Of Payment:-** EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iiflhome.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 Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:-SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 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.iiflhome.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.iiflhome.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:- [auction.hl@iifl.com](mailto:auction.hl@iifl.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.hl@iifl.com](mailto:auction.hl@iifl.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: 13-April-2024**

**Sd/- Authorised Officer, IIFL Home Finance Limited.**