



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: "3 Survey No. 3/A, Plot No. 142+3+4, S-14 and B-14, Aadish Plaza, Nagar-Manmad Road, Opp. Dawle Hospital, Savadi, Ahmednagar-414003 " / " 213, 2nd floor, Yash Padma Arcad, Bolar Tarapur Road, Bolar (West) - 401501, Dist - Palghar " / " 3rd Floor Oberal Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003 / "CTS No 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033/ Sal Arcade, 2nd Floor, Office No.201/202, Shivaji Chowk, Kalyan(W)421301 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 Symbolic Possession	Reserve Price
1. Mr. Nilesh Nandani Nikam 2. Mrs. Pooja (Prospect No IL10233478)	25-Nov-2022 Rs.15,44,033/- (Rupees Fifteen Lakh Forty Four Thousand Three Hundred Only)	All that part and parcel of the property bearing Flat No. 506, Admeasuring Total Area 32.716 Sq. mtr., Carpet Area 30.071 Sq. Mtr, Floor No. 5, Building No. Kb, Puranki City, Sector-2, Plot Bearing / Cts / Survey / Final Plot No.: 134 -1 Part Plot-3 At Pimpoli Bk, Karjat, Raigad, 410101, Maharashtra.	04-Oct-2023 Total Outstanding as On Date 08-Mar-2025 Rs. 20,55,801/- (Rupees Twenty Lakh Fifty Five Thousand Eight Hundred and One Only)	Rs.12,68,000/- (Rupees Twelve Lakh Sixty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.1,26,800/- (Rupees One Lakh Twenty Six Thousand Eight Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	21-Aug-2024, Rs.18,00,768/- (Rupees Eighteen Lakh Seven 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 E-12, Floor No. 3, Building E, Vishaka, Nakshtrangan Ph-1, Plot No 1-A & 1B Gut No 102 Part Nakshtrawadi At Aurangabad (M. Corp.), Aurangabad, Maharashtra, India, 431001 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area, Built Up Area Property Area: 549.00, 410.00, 452.00	07-Nov-2024 Total Outstanding as On Date 08-Mar-2025 Rs. 19,57,221/- Rupees Nineteen Lakh Fifty Seven Thousand Two Hundred and Twenty One Only	Rs.13,75,000/- (Rupees Thirteen Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD) Rs. 1,37,500/- (Rupees One Lakh Thirty Seven Thousand Five Hundred Only)
1. Mr. Sanjay Gulab Garandawal, 2. Mrs. Nanda Sanjay Garandawal, 3. Om Sai Ram Fabrication (Prospect No IL10225898, IL10745995)	11-May-2024, Rs.18,34,771/- (Rupees Eighteen Lakh Thirty Four Thousand Seven Hundred & Seventy One Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Row House No 9, First Floor, Situated at Survey no 252/A, Plot no 26/27, Village Nagardevale, Taluka & District Ahmednagar, Maharashtra, India, 414001. Area Admeasuring (in Sq. Ft.): Property Type: Land Area, Built Up Area, Super Built Up Area, Carpet Area Property Area: 581.00, 800.00, 629.00, 484.00.	14-Aug-2024 Total Outstanding as on Date 08-Mar-2025 Rs.19,39,438/- (Rupees Nineteen Lakh Thirty Nine Thousand Four Hundred & Thirty Eight Only)	Rs.16,00,000/- (Rupees Sixteen Lakh Only) Earnest Money Deposit (EMD) Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand 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. Shradha Ganesh Sintel 2. Elite Eagle 3. Mr. Ganesh Mohan Sintel (Prospect No IL10116383)	27-Jan-2022, Rs.22,54,409/- (Rupees Twenty Two Lakh Fifty Four Thousand Four Hundred Nine Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no. 105, Floor No. 1, area measuring 385 sq. ft., Building No 9 Wing B, Golden Eye Kamlisha Baba Road Satpati Shirgaon Palghar W Dist. Maharashtra 401405 (Super built up area 648 Sq. ft.)	25-Oct-2023 Total Outstanding as on Date 07-Mar-2025 Rs.25,90,865/- (Rupees Twenty Five Lakh Ninety Thousand Eight Hundred & Sixty Five Only)	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
	14-Sep-2022, Rs.10,44,548/- (Rupees Ten Lakh Forty Four Thousand Five Hundred Forty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No C2 - 202, Area Admeasuring 236 Sq.ft. Super Built-Up Area, Building C-2, Xrbia Eiffel City Chakan, Pune, 410501 Maharashtra, India. (Carpet Area Ad Measuring 157 Sq. Ft.)	04-Jul-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 12,68,136/- (Rupees Twelve Lakh Sixty Eight Thousand One Hundred and Thirty Six Only)	Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
	29-Sep-2022 Rs.9,30,400/- (Rupees Nine Lakh Thirty Thousand Four Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 806, 8th Floor, Carpet Area 166.00 sq. ft., Super Built Up Area 220.00 sq. ft., Building No C 2, Xrbia Eiffel Chakan Pu, Taluka Khed, Pune, Maharashtra, India- 410501.	03-Nov-2023 Total Outstanding as on Date 07-Mar-2025 Rs.12,33,845/- (Rupees Twelve Lakh Thirty Three Thousand Eight Hundred and Forty Five Only)	Rs.2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
1. Mr. Satish Devidas Vidhate 2. Mrs. Ravisha Satish Vidhate (Prospect No IL10003597)	30-Jul-2022, Rs.10,42,445/- (Rupees Ten Lakh Forty Two Thousand Four Hundred Forty Five Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 411, 4th Floor, New Gat No. 152/6/152/7/1/23, Building No C2, Xrbia Eiffel City, Chakan, Pune, 410501, Maharashtra, India. (Super Built Up Area Ad Measuring 236 sq. Ft.)	01-Dec-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 15,15,414/- (Rupees Fifteen Lakh Fifteen Thousand Four Hundred and Fourteen Only)	Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
	21-Mar-2022 Rs.9,85,900/- (Rupees Nine Lakh Eighty Five Thousand Nine Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Unit No. C2-720, 7th floor, Bldg No. C2, admeasuring 14.59 Sq. Mtrs., Xrbia Eiffel City, Chakan, Khed, Pune, 410501, Maharashtra, India (BUA - 236 sq. ft.)	09-Jan-2023 Total Outstanding as On Date 07-Mar-2025 Rs. 16,32,524/- (Rupees Sixteen Lakh Thirty Two Thousand Five Hundred and Twenty Four Only)	Rs.3,08,000/- (Rupees Three Lakh Eight Thousand Only) Earnest Money Deposit (EMD) Rs.30,800/- (Rupees Thirty Thousand Eight Hundred Only)
	19-Mar-2020, Rs.17,39,289/- (Rupees Seventeen Lakh Thirty Nine Thousand Two Hundred Eighty Nine Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All That the Part of Piece and Parcel of Flat No E 301 3rd Floor E Building Admeasuring 55 Sq. Ft., Avneesh Pride, Gat No 63 (Gat No 127 Old), Village Medankarwadi, Taluka Khed, Pune, 410501, Maharashtra. (Carpet Area Admeasuring 472 sq. ft. and Built Up Area Admeasuring 637 sq. ft.)	15-May-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 28,61,612/- (Rupees Twenty Eight Lakh Sixty One Thousand Six Hundred & Twelve Only)	Rs.6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs.60,000/- (Rupees Sixty Thousand Only)
1. Mr. Nilesh Jagan Kamble 2. Mrs. Nilanjali Nilesh Kamble (Prospect No IL10329290)	20-Jun-2024, Rs.14,54,387/- (Rupees Fourteen Lakh Fifty Four Thousand Three 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 307, Floor No. 3, Wing B, Shree Sadguru Residency 2, Building No 1, S No 57 6 to 8, Near Sai mandir, Village Bandhivalli, Taluk Karjat, Dist Raigad, Maharashtra, India, 410101 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 668.00, 461.00	30-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 17,45,559/- (Rupees Seventeen Lakh Forty Five Thousand Five Hundred & Fifty Nine Only)	Rs.18,65,000/- (Rupees Eighteen Lakh Sixty Five Thousand Only) Earnest Money Deposit (EMD) Rs.1,86,500/- (Rupees One Lakh Eighty Six Thousand Five Hundred Only)
	23-Apr-2024, Rs.32,49,528/- (Rupees Thirty Two Lakh Forty Nine Thousand Five Hundred & Twenty Eight Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 503, 5th Flr, Wing A, Sr No 71/ 3/4/2, Krisanta Skyline Chsl, Village Kivale, Off Pragati Colony Road, Tal. Havell, Pune, Maharashtra, 410505 Area Admeasuring (in Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 683.00, 525.00	16-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 37,31,470/- (Rupees Thirty Seven Lakh Thirty One Thousand Four Hundred & Seventy Only)	Rs.22,14,000/- (Rupees Twenty Two Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs.2,21,400/- (Rupees Two Lakh Twenty One Thousand Four Hundred Only)
	16-Nov-2022, Rs.26,26,688/- (Rupees Twenty Six Lakh Twenty Six Thousand Six Hundred Eighty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 301, Floor No. 3, Wing B, Building 3, admeasuring 402 Sq. Ft. with terrace of Carpet Area 402 Sq. Ft., Mahim Garden, Mahim Kelve Road, Palghar West, Maharashtra-401404 (Area ad Measuring 369 Sq. Ft. and Super Built Up Area ad Measuring 554 Sq. Ft.)	05-Feb-2024 Total Outstanding as on Date 07-Mar-2025 Rs.37,28,495/- (Rupees Thirty Seven Lakh Twenty Eight Thousand Four Hundred and Ninety Five Only)	Rs. 9,44,000/- (Rupees Nine Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 94,400/- (Rupees Ninety Four Thousand Four Hundred Only)
1. Mrs. Rakhi	17-Jan-2022, Rs.20,70,654/-	All that part and parcel of the property Flat No. 302. Admeasuring 364 sq. ft., Floor No. 3rd,	17-Nov-2023 Total Outstanding as	Rs.8,00,000/- (Rupees Eight Lakh 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. Shraddha Ganesh Sintel 2. Elite Eagle 3. Mr. Ganesh Mohan Sintel (Prospect No IL10116383)	27-Jan-2022, Rs.22,54,409/- (Rupees Twenty Two Lakh Fifty Four Thousand Four Hundred Nine Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no. 105, Floor No. 1, area measuring 385 sq. ft., Building No 9 Wing B, Golden Eye Kamlisha Baba Road Salpati Shirgaon Palghar W Dist. Maharashtra 401405 (Super built up area 648 Sq. ft.)	25-Oct-2023 Total Outstanding as on Date 07-Mar-2025 Rs.25,90,865/- (Rupees Twenty Five Lakh Ninety Thousand Eight Hundred & Sixty Five Only)	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Dinesh Tikaram Vishwakarma 2. Mrs. Sarawati Dinesh Vishwakarma (Prospect No. IL10001374)	14-Sep-2022, Rs.10,44,548/- (Rupees Ten Lakh Forty Four Thousand Five Hundred Forty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No C2 - 202, Area Admeasuring 236 Sq.ft. Super Built-Up Area, Building C-2, Xrbia Eiffel City Chakan, Pune, 410501 Maharashtra, India. (Carpet Area Ad Measuring 157 Sq. Ft.)	04-Jul-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 12,66,136/- (Rupees Twelve Lakh Sixty Eight Thousand One Hundred and Thirty Six Only)	Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
1. Mr. Satish Devidas Vidhate 2. Mrs. Ravisha Satish Vidhate (Prospect No IL10003597)	29-Sep-2022 Rs.9,30,400/- (Rupees Nine Lakh Thirty Thousand Four Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 806, 8th Floor, Carpet Area 166.00 sq. ft., Super Built Up Area 220.00 sq. ft., Building No C 2, Xrbia Eiffel Chakan Pu, Taluka Khed, Pune, Maharashtra, India- 410501.	03-Nov-2023 Total Outstanding as on Date 07-Mar-2025 Rs.12,33,845/- (Rupees Twelve Lakh Thirty Three Thousand Eight Hundred and Forty Five Only)	Rs.2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
1. Mr. Nitin Suryakant Phalle 2. Mrs. Manisha Rambhau Katke (Prospect No. 810888)	30-Jul-2022, Rs.10,42,445/- (Rupees Ten Lakh Forty Two Thousand Four Hundred Forty Five Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 411, 4th Floor, New Gat No. 152/6/11527/1/23, Building No C2, Xrbia Eiffel City, Chakan, Pune, 410501, Maharashtra, India. (Super Built Up Area Ad Measuring 236 sq. Ft.)	01-Dec-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 15,15,414/- (Rupees Fifteen Lakh Fifteen Thousand Four Hundred and Fourteen Only)	Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand Only) Earnest Money Deposit (EMD) Rs.29,000/- (Rupees Twenty Nine Thousand Only)
1. Mr. Manoj Rameshchand Gupta 2. Mrs. Suman Manoj Gupta (Prospect No 779321)	21-Mar-2022 Rs.9,85,900/- (Rupees Nine Lakh Eighty Five Thousand Nine Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Unit No. C2-720, 7th floor, Bldg No. C2, admeasuring 14.59 Sq. Mtrs., Xrbia Eiffel City, Chakan, Khed, Pune, 410501, Maharashtra, India (BUA - 236 sq. ft.)	09-Jan-2023 Total Outstanding as On Date 07-Mar-2025 Rs. 16,32,524/- (Rupees Sixteen Lakh Thirty Two Thousand Five Hundred and Twenty Four Only)	Rs.3,08,000/- (Rupees Three Lakh Eight Thousand Only) Earnest Money Deposit (EMD) Rs.30,800/- (Rupees Thirty Thousand Eight Hundred Only)
1. Mr. Avdhut Chandrakant Patil 2. Mrs. Sunita Chandrakant Patil (Prospect No 774606)	19-Mar-2020, Rs.17,39,289/- (Rupees Seventeen Lakh Thirty Nine Thousand Two Hundred Eighty Nine Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All That the Part of Piece and Parcel of Flat No E 301 3rd Floor E Building Admeasuring 55 Sq. Ft., Avneesh Pride, Gat No 63 (Gat No 127 Old), Village Medankarwadi, Taluka Khed, Pune, 410501, Maharashtra. (Carpet Area Admeasuring 472 sq. ft. and Built Up Area Admeasuring 637 sq. ft.)	15-May-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 28,61,612/- (Rupees Twenty Eight Lakh Sixty One Thousand Six Hundred & Twelve Only)	Rs.6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs.60,000/- (Rupees Sixty Thousand Only)
1. Mr. Nilesh Jagan Kamble 2. Mrs. Nilanjali Nilesh Kamble (Prospect No IL10329290)	20-Jun-2024, Rs.14,54,387/- (Rupees Fourteen Lakh Fifty Four Thousand Three 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 307, Floor No. 3, Wing B, Shree Sadguru Residency 2, Building No 1, S No 57 6 to 8, Near Sai mandir, Village Bandhivali, Taluk Karjat, Dist Raigad, Maharashtra, India, 410101 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 668.00, 461.00	30-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 17,45,559/- (Rupees Seventeen Lakh Forty Five Thousand Five Hundred & Fifty Nine Only)	Rs.18,65,000/- (Rupees Eighteen Lakh Sixty Five Thousand Only) Earnest Money Deposit (EMD) Rs.1,86,500/- (Rupees One Lakh Eighty Six Thousand Five Hundred Only)
1. Mr. Tara Prasad Adhikari 2. Mrs. Dulu Tara Prasad Adhikari 3. Rd Canteen (Prospect No IL10307638)	23-Apr-2024, Rs.32,49,528/- (Rupees Thirty Two Lakh Forty Nine Thousand Five Hundred & Twenty Eight Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 503, 5th Flr, Wing A, Sr No 71/ 3/4/2, Krisanta Skyline Chsl, Village Kiwale, Off Pragati Colony Road, Tal. Haveli, Pune, Maharashtra, 410505 Area Admeasuring (In Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 683.00, 525.00	16-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 37,31,470/- (Rupees Thirty Seven Lakh Thirty One Thousand Four Hundred & Seventy Only)	Rs.22,14,000/- (Rupees Twenty Two Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs.2,21,400/- (Rupees Two Lakh Twenty One Thousand Four Hundred Only)
1. Mr. Vijay Haribhau Lonkar, 2. Mr. Haribhau Bhanudas Lonkar, 3. M/s. Knowledge Academy, 4. Mrs. Radhabai Haribhau Lonkar (Prospect No IL10182988)	16-Nov-2022, Rs.26,26,688/- (Rupees Twenty Six Lakh Twenty Six Thousand Six Hundred Eighty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 301, Floor No. 3, Wing B, Building 3, admeasuring 402 Sq. Ft. with terrace of Carpet Area 402 Sq. Ft., Mahim Garden, Mahim Kelwe Road, Palghar West, Maharashtra-401404 (Area ad Measuring 369 Sq. Ft. and Super Built Up Area ad Measuring 554 Sq. Ft.)	05-Feb-2024 Total Outstanding as on Date 07-Mar-2025 Rs.37,28,495/- (Rupees Thirty Seven Lakh Twenty Eight Thousand Four Hundred and Ninety Five Only)	Rs. 9,44,000/- (Rupees Nine Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 94,400/- (Rupees Ninety Four Thousand Four Hundred Only)
1. Mrs. Rakhi Sandeep Gade 2. Mr. Sandeep Anna Gade 3. Ashok Kirana Shop (Prospect No IL10132989)	17-Jan-2022, Rs.20,70,654/- (Rupees Twenty Lakh Seventy Thousand Six Hundred Fifty Four Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No. 302, Admeasuring 364 sq. ft., Floor No. 3rd, Wing B, Bldg No 7 C2 Wing B, Golden eye Gut No. 394 395, Kamlisha Baba Road Salpati Shirgaon Palghar W Dist. Maharashtra, Pincode:401405. (Super built up area admeasuring 580 Sq Ft.)	17-Nov-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 20,94,842/- (Rupees Twenty Lakh Ninety Four Thousand Eight Hundred and Forty Two Only)	Rs.8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Shubham Gautam Salve 2. Mr. Gautam Sukhdev Salve 3. Mrs. Karuna Gautam Salve (Prospect No IL10131534)	08-Aug-2023 Rs. 14,97,840/- (Rupees Fourteen Lakh Ninety Seven Thousand Eight Hundred Forty Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.8, Carpet area Ad.Measuring: 499 Sq.ft, Balcony area Ad.Measuring: 27 Sq.ft, Terrace area Ad.Measuring: 48 Sq.ft, Saleable area Ad.Measuring: 698 Sq.ft, Built up area: 527 Sq.ft, Floor No. 1, Wing 1, A4 Type Building, Sara Swapnangan Phase II, Sara Swapnangan A4, A5, A6 Building situated at Gat No.93/P And 95/P, Village Gangapur Jahngir, Near Shendra Midc, Taluka Aurangabad 431001. (Area Admeasuring: 698 Sq. ft.)	19-Sep-2024 Total Outstanding as On Date 07-Mar-2025 Rs. 21,21,263/- (Rupees Twenty One Lakh Twenty One Thousand Two Hundred and Sixty Three Only)	Rs.9,24,000/- (Rupees Nine Lakh Twenty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 92,400/- (Rupees Ninety Two Thousand Four Hundred Only)
1. Mr. Sunil Ashok Shinde 2. Mrs. Dipali Sunil Shinde (Prospect No IL10006414)	22-Feb-2020, Rs.18,59,300/- (Rupees Eighteen Lakh Fifty Nine Thousand Three Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 401 4th Floor F Wing, Avnish Pride Gat No 63, Mendankarwadi Chakan, Khed, Pune, Pune, Maharashtra, India, 410501. (Carpet area admeasuring 417 sq. ft. and Built Up area admeasuring 563 sq. ft.)	12-Jan-2023 Total Outstanding as on Date 07-Mar-2025 Rs.34,16,285/- (Rupees Thirty Four Lakh Sixteen Thousand Two Hundred and Eighty Five Only)	Rs.6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)
Date of Inspection of property 09-Apr-2025 11:00 hrs -14:00 hrs		EMD Last Date 11-Apr-2025 till 5 pm.		Date/ Time of E-Auction 16-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.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 - Login https://www.lifonehome.com >My Bid >Pay Balance Amount				

2. Mrs. Suman Manoj Gupta (Prospect No 779321)	Lakh Eighty Five Thousand Nine Hundred Only Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	admeasuring 14.59 Sq. Mtrs., Xrbia Eiffel City, Chakan, Khed, Pune, 410501, Maharashtra, India (BUA - 236 sq. ft.)	On Date 07-Mar-2025 Rs. 16,32,524/- (Rupees Sixteen Lakh Thirty Two Thousand Five Hundred and Twenty Four Only)	Earnest Money Deposit (EMD) Rs.30,800/- (Rupees Thirty Thousand Eight Hundred Only)
1. Mr. Avdhut Chandrakant Patil 2. Mrs. Sunita Chandrakant Patil (Prospect No 774606)	19-Mar-2020, Rs.17,39,289/- (Rupees Seventeen Lakh Thirty Nine Thousand Two Hundred Eighty Nine Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part of Piece and Parcel of Flat No E 301 3rd Floor E Building Admeasuring 55 Sq. Ft., Avneesh Pride, Gat No 63 (Gat No 127 Old), Village Medankarwadi, Taluka Khed, Pune, 410501, Maharashtra. (Carpet Area Admeasuring 472 sq. ft. and Built Up Area Admeasuring 637 sq. ft.)	15-May-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 28,61,612/- (Rupees Twenty Eight Lakh Sixty One Thousand Six Hundred & Twelve Only)	Rs.6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs.60,000/- (Rupees Sixty Thousand Only)
1. Mr. Nilesh Jagan Kamble 2. Mrs. Nilanjali Nilesh Kamble (Prospect No IL10329290)	20-Jun-2024, Rs.14,54,387/- (Rupees Fourteen Lakh Fifty Four Thousand Three 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 307, Floor No. 3, Wing B, Shree Sadguru Residency 2, Building No 1, S No 57 6 to 8, Near Sai mandir, Village Bandhivali, Taluk Karjat, Dist Raigad, Maharashtra, India, 410101 Area Admeasuring (In Sq. Ft.): Property Type: Saleable_Area, Carpet_Area Property Area: 668.00, 461.00	30-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 17,45,559/- (Rupees Seventeen Lakh Forty Five Thousand Five Hundred & Fifty Nine Only)	Rs.18,65,000/- (Rupees Eighteen Lakh Sixty Five Thousand Only) Earnest Money Deposit (EMD) Rs.1,86,500/- (Rupees One Lakh Eighty Six Thousand Five Hundred Only)
1. Mr. Tara Prasad Adhikari 2. Mrs. Dulu Tara Prasad Adhikari 3. Rd Canteen (Prospect No IL10307838)	23-Apr-2024, Rs.32,49,528/- (Rupees Thirty Two Lakh Forty Nine Thousand Five Hundred & Twenty Eight Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 503,5th Flr, Wing A, Sr No 71/ 3/4/2, Krisanta Skyline Chsl, Village Kiwale, Off Pragati Colony Road, Tal. Haveli, Pune, Maharashtra, 410505 Area Admeasuring (In Sq. Ft.): Property Type: Built Up_Area, Carpet_Area Property Area: 683.00, 525.00	16-Dec-2024 Total Outstanding as on Date 08-Mar-2025 Rs. 37,31,470/- (Rupees Thirty Seven Lakh Thirty One Thousand Four Hundred & Seventy Only)	Rs.22,14,000/- (Rupees Twenty Two Lakh Fourteen Thousand Only) Earnest Money Deposit (EMD) Rs.2,21,400/- (Rupees Two Lakh Twenty One Thousand Four Hundred Only)
1. Mr. Vijay Haribhau Lonkar, 2. Mr. Haribhau Bhanudas Lonkar, 3. M/s. Knowledge Acadmey, 4. Mrs. Radhjabai Haribhau Lonkar (Prospect No IL10182988)	16-Nov-2022, Rs.26,26,688/- (Rupees Twenty Six Lakh Twenty Six Thousand Six Hundred Eighty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 301, Floor No. 3, Wing B, Building 3, admeasuring 402 Sq. Ft. with terrace of Carpet Area 402 Sq. Ft., Mahim Garden, Mahim Kelwe Road, Palghar West, Maharashtra-401404 (Area ad Measuring 369 Sq. Ft. and Super Built Up Area ad Measuring 554 Sq. Ft.)	05-Feb-2024 Total Outstanding as on Date 07-Mar-2025 Rs.37,28,495/- (Rupees Thirty Seven Lakh Twenty Eight Thousand Four Hundred and Ninety Five Only)	Rs. 9,44,000/- (Rupees Nine Lakh Forty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 94,400/- (Rupees Ninety Four Thousand Four Hundred Only)
1. Mrs. Rakhi Sandeep Gade 2. Mr. Sandeep Anna Gade 3. Ashok Kirana Shop (Prospect No IL10132989)	17-Jan-2022, Rs.20,70,654/- (Rupees Twenty Lakh Seventy Thousand Six Hundred Fifty Four Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No. 302, Admeasuring 364 sq. ft., Floor No. 3rd, Wing B, Bldg No 7 C2 Wing B, Golden eye Gut No. 394 395, Kamlisha Baba Road Satpati Shirgaon Palghar W Dist. Maharashtra, Pincode:401405 . (Super built up area admeasuring 580 Sq Ft.)	17-Nov-2023 Total Outstanding as on Date 07-Mar-2025 Rs. 20,94,842/- (Rupees Twenty Lakh Ninety Four Thousand Eight Hundred and Forty Two Only)	Rs.8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
1. Mr. Shubham Gautam Salve 2. Mr. Gautam Sukhdev Salve 3. Mrs. Karuna Gautam Salve (Prospect No IL10131534)	08-Aug-2023 Rs. 14,97,840/- (Rupees Fourteen Lakh Ninety Seven Thousand Eight Hundred Forty Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.6, Carpet area Ad.Measuring: 499 Sq.ft, Balcony area Ad.Measuring: 27 Sq.ft, Terrace area Ad.Measuring: 48 Sq.ft, Saleable area Ad.Measuring: 698 Sq.ft, Built up area: 527 Sq.ft, Floor No. 1, Wing 1, A4 Type Building, Sara Swapnangan Phase II, Sara Swapnangan A4, A5, A6 Building suitated at Gat No.93/P And 95/P, Village Gangapur Jahngir, Near Shendra Midc, Taluka Aurangabad 431001. (Area Admeasuring: 698 Sq. ft.)	19-Sep-2024 Total Outstanding as On Date 07-Mar-2025 Rs. 21,21,263/- (Rupees Twenty One Lakh Twenty One Thousand Two Hundred and Sixty Three Only)	Rs.9,24,000/- (Rupees Nine Lakh Twenty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 92,400/- (Rupees Ninety Two Thousand Four Hundred Only)
1. Mr. Sunil Ashok Shinde 2. Mrs. Dipali Sunil Shinde (Prospect No IL10006414)	22-Feb-2020, Rs.18,59,300/- (Rupees Eighteen Lakh Fifty Nine Thousand Three Hundred Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No 401 4th Floor F Wing , Avnish Pride Gat No 63 , Mendankarwadi Chakan, Khed, Pune , Pune, Maharashtra, India, 410501. (Carpet area admeasuring 417 sq. ft. and Built Up area admeasuring 563 sq. ft.)	12-Jan-2023 Total Outstanding as on Date 07-Mar-2025 Rs.34,16,285/- (Rupees Thirty Four Lakh Sixteen Thousand Two Hundred and Eighty Five Only)	Rs.6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)

Date of Inspection of property
09-Apr-2025 11:00 hrs -14:00 hrs

EMD Last Date
11-Apr-2025 till 5 pm.

Date/ Time of E-Auction
16-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.ilflonehome.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.ilflonehome.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.ilflonehome.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.ilflonehome.com> and <https://www.ilfl.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@ilflonehome.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@ilflonehome.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: 27-Mar-2025

Sd/- Authorised Officer, IIFL Home Finance Limited.