

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:- **"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 BASIS & AS IS WHAT IS 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.bankeauctions.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	Date of Inspection of property
1. Mr. Shreekrushna Gulabrao Khandare 2. Mrs. Manju Shreekrushna Khandare 3. M/s Khandare Montly Mess (Prospect No. IL10143772)	09-Sep-2022 Rs. 21,74,573/- (Rupees Twenty One Lakh Seventy Four Thousand Five Hundred Seventy Three Only)	All that part and parcel of the property bearing Flat No.409, Floor No. 4, Carpet area admeasuring 472 Sq. Ft., Wing C8, Sara City C8, 137, 138, 139, 140, 141, 142, 143, 144, 145, 150, 152, 153, 154, 155, 156, 157 At Kharabwadi (Ct), Khed, Pune, 410505 (Super Built Up Area Ad Measuring 693 Sq. Ft.)	23-Mar-2023	Rs. 20,28,000/- (Rupees Twenty Lakh Twenty Eight Thousand Only)	28-Apr-2023 1100 hrs -1400 hrs
	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 24-Mar-2023 Rs. 23,23,389/- (Rupees Twenty Three Lakh Twenty Three Hundred Eighty Nine Only)		Earnest Money Deposit (EMD) Rs. 2,02,800/- (Rupees Two Lakh Two Thousand Eight Hundred Only)
					Date/ Time of E-Auction 04-May-2023 1100 hrs.-1300 hrs.

Mode Of Payment :-

All payment shall be made by demand draft in favour of "IIFL Home Finance Limited" payable at Gurugram or 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:-9902879 followed by Loan 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.bankeauctions.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://bankeauctions.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:- support@bankeauctions.com, Support Helpline Numbers:@7291981124/25/26.
- 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
- 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.

10. 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.
11. 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.
12. Bids/Tenders not accompanied by the EMD shall be treated as invalid. The EMD shall be refunded within 30 days from the Tender opening/Auction date. The bidders will not to be entitled to claim any interest on EMD for any reason whatsoever.
13. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. IIFL- HFL / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
14. Total outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
15. The Bidder is hereby cautioned that the name entered at the time of application of Bid in our website <https://bankeauctions>, shall be the final one and the Highest Bid Letter along with Sale Certificate shall be registered with the same name without any exception.
16. IIFL -HFL shall decide the best offer and reserves its right and shall have discretion to negotiate with bidders after opening tenders and to also allow interse bidding after getting the highest bid for improvement in the offer and to accept or to reject any or all offers without assigning any reason whatsoever. The IIFL-HFL reserves the rights to sell the property through private treaty as per law, in the event of failure of Tender/Auction/e-auction.

STATUTARY 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:- Pune
Date:30-Mar-2023

Sd-
Authorised Officer
IIFL Home Finance Limited.

