

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

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: IFL House, Sun Infotech Park Road No. 16V, Plot No. B-23, Thane Industrial Area, Wagle Estate, Thane - 400604, Office No 303, 3rd Floor, Neelkanth Landmark, Behind Vijay Sales, Behind Oriam Mall, Panvel - 410206, 306-310, 3rd Floor, Parikh Commercial Centre, Premium Park, Bolnisi Agashi Road, Above OTW Hotel, Virar (West) - 401303, Office no. 107&108, A wing, 1st Floor, Fridge silicon plaza, next to chaturshring temple, SB Road, Pune 411016, 213, 2nd floor, Yash Padma Arcad, Bolisar Tarapur Road, Bolisar (West), - 401501, Dist - Palghar under the Securitisation 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 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 IFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

S. No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Possession		Reserve Price
				11-Nov-2022	As On Date 05-Mar-2024	
1.	1. Miss. Sonali Parashuram Bhute 2. Mr. Parshuram Hiraji Bhute 3. Mrs. Pratiksha Prashuram Bhute (Prospect No. IL10199241)	31-Jul-2022 Rs. 22,55,299/- (Rupees Twenty Two Lakh Fifty Five Thousand Two Hundred Ninety Nine Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 402, Floor No. 4, Type E Building 4J, in housing project Shubh Vastu, carpet area 424 sq.ft. constructed on Plot No. 4 Survey or Gut No. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147, Village:Khativali Taluka: Shahapur Dist.Thane, 421601, Maharashtra, India (Super Built Up Area Ad Measuring 594 Sq. Ft.)	Total Outstanding As On Date 05-Mar-2024 Rs. 26,29,595/- (Rupees Twenty Six Lakh Twenty Nine Thousand Five Hundred Ninety Five Only)	Rs. 11,00,000/- (Rupees Eleven Lakh Only) Earnest Money Deposit (EMD) Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only)	
2.	1. Mr. Ratanlal Mohanji Ahir 2. Bherulal Mohan Lal Mohan Lal Ahir (Prospect No 717901)	06-Mar-2020 Rs. 5,48,769/- (Rupees Five Lakh Forty Eight Thousand Seven Hundred and Sixty Nine Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.206 Carpet area admeasuring 385.455 Sq.Ft on Second Floor, Wing-B, Building No.2, Colours Discovery Situated at Kambalgaon, Belegaon Off Road, Bolisar (E), District Palghar, Maharashtra	Date of Symbolic Possession 27-Jul-2020 Total Outstanding As On Date 5-Mar-2024 Rs. 6,21,619/- (Rupees Six Lakh Twenty One Thousand Six Hundred Nineteen Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD) Rs. 90,000/- (Rupees Ninety Thousand Only)	
3.	1. Mr. Sachin Arjun Jadhav 2. Mr. Arjun Ganpat Jadhav 3. Mrs. Meghana Sachin Jadhav (Prospect No 833129)	22-Sep-2022 Rs. 46,09,845/- (Rupees Forty Six Lakh Nine Thousand Eight Hundred Forty Five Only) Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No 1802, 18th Floor Carpet Area 504.00 Sq. Ft., O Wing,elke,near Khikkaleswar Temple,kalyan Shil Road Dombivali E,thane, Maharashtra, India-421203	Date of Symbolic Possession 02-Dec-2022 Total Outstanding As On Date 05-Mar-2024 Rs. 55,40,471/- (Rupees Fifty Five Lakh Forty Thousand Four Hundred Seventy One Only)	Rs. 39,72,600/- (Rupees Thirty Nine Lakh Seventy Two Thousand Six Hundred Only) Earnest Money Deposit (EMD) Rs. 3,97,260/- (Rupees Three lakh Ninety Seven Thousand Two Hundred Sixty Only)	
4.	1. Mr. Uday Ganpat Jadhav 2. Mr. Sushant Ganpat Jadhav 3. Mrs. Swarna Sushant Jadhav (Prospect No 849669, 942559)	7-Oct-2022 Rs. 35,36,515/- (Rupees Thirty Five Lakh Thirty Eight Thousand Five Hundred Fifteen Only) Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property Flat No 304, admeasuring 546 Sq. Ft., Survey No 34 1 36 5 120, 3rd Floor, Hill View Apartments, Building No 10, Mohope, Raigad, Maharashtra, India-410206 (Super Built up area 863 sq. ft.)	Date of Physical Possession 4-Jan-2024 Total Outstanding As On Date 05-Mar-2024 Rs. 44,30,774/- (Rupees Forty Four Lakh Thirty Thousand Seven Hundred Seventy Four Only)	Rs. 30,13,200/- (Rupees Thirty Lakh Thirteen Thousand Two Hundred Only) Earnest Money Deposit (EMD) Rs. 3,01,320/- (Rupees Three lakh One Thousand Three Hundred Twenty Only)	
5.	1. Mr. Gajanan Muralidhar Jadhav 2. Gajanan Gents Salon 3. Mrs. Meera Muralidhar Jadhav (Prospect No IL10108659)	08 - Sep - 2021 Rs. 29,03,837/- (Rupees Twenty Nine Lakh Three Thousand Eight Hundred Thirty Seven Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 405, Area Admeasuring 41.20 Sq. Ft., Floor No. 4, Wing A2 Type A, Manas Hills, Revised building on plot bearings No.212 Atkhativali Tal, Shahapur District 421601 thane.	Date of Symbolic Possession 17-Nov-2021 Total Outstanding As On Date 05-Mar-2024 Rs. 33,17,165/- (Rupees Thirty Three Lakh Seventeen Thousand One Hundred Sixty Five Only)	Rs. 10,00,000/- (Rupees Ten Lakh Only) Earnest Money Deposit (EMD) Rs. 1,00,000/- (Rupees One Lakh Only)	
6.	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) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing The 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.)	Date of Physical Possession 18-Dec-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 32,58,867/- (Rupees Thirty Two Lakh Sixty Eight Thousand Eight Hundred Sixty Seven Only)	Rs. 19,00,000/- (Rupees Nineteen Lakh Only) Earnest Money Deposit (EMD) Rs. 1,90,000/- (Rupees One lakh Ninety Thousand Only)	
7.	1. Mr. Rahul Prakashchand Jain 2. Mrs. Megha Rahul Jain (Prospect No 800633)	23-May-2022 Rs. 25,74,821/- (Rupees Twenty Five Lakh Seventy Four Thousand Eight Hundred Twenty One Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat No. 102, 1st Floor, Area Admeasuring 39.45 Sq.Mtrs. Carpet Area, 5.40 Sq.Mtrs. Balcony Area, Wing A, Building No. 2, Watare Edge, Vaje, Vajepur Road, Panvel, Raigad., Panvel, 410206, Maharashtra, India (area admeasuring 659 sq. ft.)	Date of Physical Possession 21-Nov-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 31,99,283/- (Rupees Thirty One Lakh Ninety Nine Thousand Two Hundred Eighty Three Only)	Rs. 22,32,900/- (Rupees Twenty Two Lakh Thirty Two Thousand Nine Hundred Only) Earnest Money Deposit (EMD) Rs. 2,23,290/- (Rupees Two Lakh Twenty Three Thousand Two Hundred Ninety Only)	
8.	1. Mr. Vishal Shirang Khaimode 2. Mrs. Champavati Shirerang Khaimode 3. Mrs. Nisha Dattatray Rajguru (Prospect No 846822)	20-Mar-2020 Rs. 27,28,665/- (Rupees Twenty Seven Lakh Twenty Eight Thousand Six Hundred Sixty Five Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.303, Third Floor, Wing O-3, area admeasuring 27.465 Sq. Mtrs., "Kalpaniksha", Kanpoli, Taluka Panvel, District Raigad 410207, Maharashtra (Super built up area:- 429 sq. ft.)	Date of Physical Possession 14-Sep-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 34,31,104/- (Rupees Thirty Four Lakh Thirty One Thousand One Hundred Four Only)	Rs. 20,43,360/- (Rupees Twenty Lakh Forty Three Thousand Three Hundred Sixty Only) Earnest Money Deposit (EMD) Rs. 2,04,336/- (Rupees Two Lakh Four Thousand Three Hundred Thirty Six Only)	
9.	1. Mr. Vinayak Bhandari 2. Mrs. Vandana Vithal Bhandari (Prospect No. 876850)	21-Sep-2022 Rs. 18,54,062/- (Rupees Eighteen Lakh Fifty Four Thousand Sixty Two Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No I-205, Admeasuring Carpet Area 290 Sq. Ft., 2 Nd Fir Building - Ivy, Labdhi Garden, Dahiwali Teral Warehdi, Near Maisheran, Neral., Mumbai, 410101, Maharashtra, India (Super Built Up Area Ad Measuring: 486 sq ft)	Date of Physical Possession 25-Oct-2023 Total Outstanding * As On Date 05-Mar-2024 Rs. 25,10,670/- (Rupees Twenty Five Lakh Ten Thousand Six Hundred Seventy Only)	Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only) Earnest Money Deposit (EMD) Rs. 95,000/- (Rupees Ninety Five Thousand Only)	
10.	1. Mr. Hemaram Kasturji Patel 2. Mrs. Navali Hemaram Patel 3. Mr. Himataram Kasturji Patel (Prospect No 788514 & 787069)	06-June-2018 Rs. 73,54,470/- (Rupees Seventy Three Lakh Fifty Four Thousand Four Hundred Seventy Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only) (For Prospect No. 788514) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only) (For prospect no. 787069)	All that part and parcel of the property bearing Property No. 1: Flat No.8, Mala, Sus Sutarwadi Road, Pashan, Pune, Maharashtra - 411021 (Super Built up Area Ad Measuring 703 Sq. Ft.) (For Prospect No. 788514) Property No. 2: Flat No 6, Sry No 06/14, Survey No 7, Hesa No 2) "Sai prerana", Kokate Mala, Sus Sutarwadi Road, Pashan, Pune, Maharashtra - 411021 (Super Built Up Area Ad Measuring 846 Sq Ft) (For prospect no. 787069)	Date of Physical Possession 26-May-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 1,27,73,409/- (Rupees One Crore Twenty Seven Lakh Seven Thousand Four Hundred Nine Only)	Reserve Price Rs. 15,00,000/- (Rupees Fifteen Lakh Only) (For Prospect No. 788514) Earnest Money Deposit (EMD) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) (For Prospect No. 788514) Rs. 23,00,000/- (Rupees Twenty Three Lakh Only) (For prospect no. 787069) Earnest Money Deposit (EMD) Rs. 2,30,000/- (Rupees Two Lakh Thirty Thousand Only) (For prospect no. 787069)	

Important Information:- There is builder dues approx Rs.5 Lakh for property no. 1 and approx Rs.7 Lakh for property no.2.
Note:- Bidder shall do necessary due-diligence before participating in auction.

Important Information:- There is builder dues approx Rs.5 Lakh for property no. 1 and approx Rs.7 Lakh for property no.2.

Note:-Bidder shall do necessary due-diligence before participating in auction proceedings.

11.	1. Mrs. Surekha Abhay Bagade 2. Mr. Kisan Narayan Khataavkar (Prospect No. 777690)	24-Mar-2021 Rs. 29,06,791/- (Rupees Twenty Nine Lakh Six Thousand Seven Hundred Ninety One Only)	All that part and parcel of the property bearing Flat No 203, 2Nd Floor, admeasuring 424 sq. ft. Carpet Area i.e. 39.39 sq. mtrs., having Terrace 78 Sq. ft., Wing B, Sr No. 43, Hissa No 59, Sarthak Shantiban, Narhe, Haveli, Pune, 411046, Maharashtra, India (Super Built Up Area ad Measuring 678 Sq. Ft.)	Date of Physical Possession 25-Oct-2023	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 40,38,167/- (Rupees Forty Lakh Thirty Eight Thousand One Hundred Sixty Seven Only)	Earnest Money Deposit (EMD) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)
12.	1. Mr. Vinod Dnyandeo Raut 2. Mrs. Vaishali Vinod Raut (Prospect No. IL10192173)	22-Dec-2022 Rs. 27,42,090/- (Rupees Twenty Seven Lakh Forty Two Thousand Ninety Only)	All that part and parcel of the property bearing Flat No 201, Floor No. 2, Bldg No. B4, Carpet area admeasuring 424 Sq. Ft., Saleable area admeasuring 580 Sq. Ft., Mantra Residency Project At Gat No. 01 Village Nighoje Taluka Khed Dist. Pune, Maharashtra, 410501, India (Built Up Area ad Measuring 596 Sq. Ft.)	Date of Physical Possession 27-Oct-2023	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 32,76,416/- (Rupees Thirty Two Lakh Seventy Six Thousand Four Hundred Sixteen Only)	Earnest Money Deposit (EMD) Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand Only)
13.	1. Mr. Sudhakar Ratan Belote 2. Mrs. Shital Sudhakar Belote 3. Shri Ambika Transport (Prospect No. IL10202210)	23-May-2023 Rs. 22,90,874/- (Rupees Twenty Two Lakh Ninety Thousand Eight Hundred Seventy Four Only)	All that part and parcel of the property bearing Flat No 3, Gr Floor, Wing D, Carpet area admeasuring 522.93 sq. ft., Triaa Prince Town, Gat No. 1195 (P), Mahabaleshwar Nagar, Mouje. Shikrapur, Tal - Shirur, Dist -Pune 411028 (Built Up Area ad Measuring 706 Sq. Ft.)	Date of Physical Possession 22-Dec-2023	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 25,16,184/- (Rupees Twenty Five Lakh Sixteen Thousand One Hundred Eighty Four Only)	Earnest Money Deposit (EMD) Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)
14.	1. Mr. Pramod Arun Bhalerao 2. Mr. Ravi Arun Bhalerao, 3. Mrs. Reshma Pramod Bhalerao (Prospect No 840827)	5-Apr-2021 Rs. 20,62,000/- (Rupees Twenty Lakh Sixty Two Thousand Only)	All that part and parcel of the property Property Bearing Flat No. 404, 4Th Floor, Wing A, Vrundawan Home Prapti Spaces, Alandi, Pune, Maharashtra 412105 (Carpet Area Ad.Measuring: 475 Sq.ft, Built Up Area Ad.Measuring: 641 Sq.ft)	Date of Physical Possession 20-Dec-2023	Rs. 13,00,000/- (Rupees Thirteen Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 30,38,443/- (Rupees Thirty Lakh Thirty Eight Thousand Four Hundred Forty Three Only)	Earnest Money Deposit (EMD) Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)
15.	1. Mr. Dilip Uddhavrao Bahekar 2. Mrs. Mukta Dilip Bahekar (Prospect No 846592)	27-Sep-2022 Rs. 22,48,148/- (Rupees Twenty Two Lakh Forty Eight Thousand One Hundred Forty Eight Only)	All that part and parcel of the property bearing 35/1, Flat No 601, Admeasuring Carpet Area 455 Sq. Ft., Vrundawan Homes Prapti Spaces , A-Wing ,6 Th Floor , Mauje Alandi Tal. Khed , Pune , Pune, 412105, Maharashtra, India (Built up area admeasuring 592 sq. ft.)	Date of Physical Possession 06-Nov-2023	Rs. 13,00,000/- (Rupees Thirteen Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 27,72,028/- (Rupees Twenty Seven Lakh Seventy Two Thousand Twenty Eight Only)	Earnest Money Deposit (EMD) Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)
16.	1. Mr. Dagadu Sama Zore 2. Mrs. Leelabai Dagadu Zore (Prospect No. 796034)	10-May-2022 Rs. 10,93,967/- (Rupees Ten Lakh Ninety Three Thousand Nine Hundred Sixty Seven Only)	All that part and parcel of the property bearing Flat No 108, admeasuring 46 Sq.Mtr. , Vibhag No. 27/1 Gat No 3516, 1St Floor C Wing, Aarambh, Talegaon Dhamdhare, Pune, Pincode:-412208, Maharashtra, India (Carpet Area ad Measuring 367 Sq. Ft.)	Date of Physical Possession 22-Dec-2023	Rs. 5,00,000/- (Rupees Five Lakh Only)
		Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 15,27,751/- (Rupees Fifteen Lakh Twenty Seven Thousand Seven Hundred Fifty One Only)	Earnest Money Deposit (EMD) Rs. 50,000/- (Rupees Fifty Thousand Only)
17.	1. Vijay Shivaji Palange 2. Kalyani Vijay Palange 3. Jay Bhavani Mutton Shop 4. Santosh Ashok Gaikwad (Prospect No 849186, 732382)	30-Sep-2019 Rs. 23,40,030/- (Rupees Twenty Three Lakh Forty Thousand Thirty Only)	All that part and parcel of the property bearing Flat No 304, 3rd Floor, Building No 18, Swapnalok Township , Village Nasrapur Taluka Bhore, Pune Bearing Gut No. 311/1, Maharashtra, Pune-412213 (Carpet area 573 sq. ft. and Built up area 745 sq. ft.)	Date of Physical Possession 20-Dec-2023	Rs. 12,00,000/- (Rupees Twelve Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 34,46,073/- (Rupees Thirty Four Lakh Forty Six Thousand Seventy Three Only)	Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)

S. No.	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
18.	1. Mr. Bhavraj Mangal Prapsad 2. Mrs. Renuka Bhavraj Prapsad 3. Sochana Enterprises (Prospect No IL10046680)	8-Aug-2023 Rs. 23,34,185/- (Rupees Twenty Three Lakh Thirty Four Thousand One Hundred Eighty Five Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No-03, on the Ground Floor, Carpet Area Ad Measuring 46.94 Sq. Mtrs. (505.25 Sq. Ft.) and Super Built Up Area Ad Measuring 664 Sq. Ft. in the C-Wing Bldg No-2, United Regency Wadwanagar, Boisar West-401501, Palghar, Maharashtra, India, 401501	5-Feb-2024 Total Outstanding As On Date 05-Mar-2024 Rs. 26,01,434/- (Rupees Twenty Six Lakh Six Thousand Four Hundred Ninety Four Only)	Rs. 7,00,000/- (Rupees Seven Lakh Only) Earnest Money Deposit (EMD) Rs. 70,000/- (Rupees Seventy Thousand Only)
19.	1. Mr. Karthiyalay Magaru Yadav 2. Mrs. Shmita Karthiyalay Yadav (Prospect No IL10018777)	21-May-2021 Rs. 13,35,536/- (Rupees Thirteen Lakh Thirty Five Thousand Five Hundred Thirty Six Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No G-02, Admeasuring 371.9 Sq. Ft. A Wing Ground Floor, Horizon Garden, Plot No. 10, Sn. 44, Hissa No. 3, Karkar Pada, Ganesh Nagar Boisar West, Palghar, Maharashtra, India, 401501 (Area admeasuring 570 sq. ft.)	Date of Physical Possession 22-Dec-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 24,16,291/- (Rupees Twenty Four Lakh Sixteen Thousand Two Hundred Ninety One Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD) Rs. 90,000/- (Rupees Ninety Thousand Only)
20.	1. Mr. Vikas Bhimrao Jadhav 2. Mrs. Neha Vikas Jadhav (Prospect No 936291)	12-Oct-2022 Rs. 20,54,684/- (Rupees Twenty Lakh Fifty Four Thousand Six Hundred Eighty Four Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Unit No 007, Ground Floor, Admeasuring Carpet Area 384 Sq. Ft., Super Built up 582 Sq. Ft., Tower Bldg 01, Haponeest Palghar 1, Village Nandore East, Palghar, 401404, Maharashtra, India (Area admeasuring 567 sq. ft.)	Date of Physical Possession 31-Aug-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 24,54,636/- (Rupees Twenty Four Lakh Fifty Four Thousand Six Hundred Thirty Six Only)	Rs. 7,00,000/- (Rupees Seven Lakh Only) Earnest Money Deposit (EMD) Rs. 70,000/- (Rupees Seventy Thousand Only)
21.	1. Mr. Mohd Usman Sayed 2. Mrs. Saim Eanu 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) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat 303 3rd Floor/Area Admeasuring 38.33 Sq.Mtrs., Sai Shradha Enclave, Village Navai Kamare Road, Palghar West, Palghar, 401404, Maharashtra, India (Super built up area 516 sq. ft.)	Date of Physical Possession 15-Jan-2024 Total Outstanding As On Date 05-Mar-2024 Rs. 24,74,886/- (Rupees Twenty Four Lakh Seventy Four Thousand Eight Hundred Sixty Six Only)	Rs. 12,00,000/- (Rupees Twelve Lakh Only) Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)
22.	1. Mr. Mayur Indrajeet Singh 2. Mrs. Shefali Singh (Prospect No IL10056435)	26-Mar-2022 Rs. 16,24,006.00/- (Rupees Sixteen Lakh Twenty Four Thousand Six Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No - 204, area admeasuring 31.53 Sq. Mtrs., Renuka Apartment, 2nd Floor, Type - G, Bldg No - 4, Parsnath Nagar, Village - Umroi, Dist - Palghar 401404, Maharashtra	Date of Physical Possession 23-Dec-2022 Total Outstanding As On Date 05-Mar-2024 Rs. 20,48,961/- (Rupees Twenty Lakh Forty Eight Thousand Nine Hundred Sixty One Only)	Rs. 12,00,000/- (Rupees Twelve Lakh Only) Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)
23.	1. Mr. Sagun Kumar Mishra 2. Mrs. Devi Dai Supendra Mishra (Prospect No 764602)	19-Sep-2023 Rs. 12,87,980/- (Rupees Twelve Lakh Eighty Seven Thousand Nine Hundred and Eighty Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All That Part And Parcel Of The Property Flat No- G2, Ground Floor, Wing B Bldg No 06, Sector No 7, Carpet Area Admeasuring: 276 Sq.ft, Super Built Up Area Admeasuring: 380 Sq.ft, Dream City, Boisar, Dist. Palghar, 401501, Maharashtra, India	Date of Symbolic Possession 24-Nov-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 13,88,133/- (Rupees Thirteen Lakh Eighty Six Thousand One Hundred Thirty Three Only)	Rs. 6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)
24.	1. Mrs. Sheetal Rahul Ramgade 2. Mr. Rahul Shriraj Ramgade 3. Rahul Shriraj Ramgade (Prospect No IL10126193)	17-Apr-2023 Rs. 24,16,614.00/- (Rupees Twenty Four Lakh Sixteen Thousand Six Hundred Fourteen Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 503, Carpet Area 313 Sq Ft. Super Built-Up Area 473 Sq Ft. Bldg No 2, 5th Floor, Parvatekar Estate, Rockford, Marolvi Badapur E, Tal. Ambemath, Dist. Thane, Maharashtra - 421501 (Area admeasuring 457 sq. ft.)	Date of Symbolic Possession 21-June-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 27,42,754/- (Rupees Twenty Seven Lakh Forty Two Thousand Seven Hundred Fifty Four Only)	Rs. 19,72,000/- (Rupees Nineteen Lakh Seventy Two Thousand Only) Earnest Money Deposit (EMD) Rs. 1,97,200/- (Rupees One Lakh Ninety Seven Thousand two Hundred Only)
25.	1. Mr. Neetu Sukhvishi Maune 2. Mrs. Neetu Nitu Maune 3. Shardha Gadi Shop (Prospect No IL10159842)	26-Sep-2022 Rs. 23,56,752/- (Rupees Twenty Three Lakh Fifty Six Thousand Seven Hundred Fifty Two Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 304, Floor No. 3, Carpet area admeasuring 332 Sq. Ft., Wing B5, Premnarayan Residency, AlAlgaon Village, Tal. Shahpur Thane, 421301 (Super Built Up Area Ad Measuring: 660 Sq.ft)	Date of Symbolic Possession 04-Jan-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 28,00,153/- (Rupees Twenty Eight Lakh One Hundred Fifty Three Only)	Rs. 10,00,000/- (Rupees Ten Lakh Only) Earnest Money Deposit (EMD) Rs. 1,00,000/- (Rupees One Lakh Only)
26.	1. Mrs. Pooja Kushalkant Tiwari 2. Mr. Kushal Kant Hanlel Tiwari 3. Shanti Farsan (Prospect No IL10200579)	28-Jun-2022 Rs. 19,62,042/- (Rupees Nineteen Lakh Sixty Two Thousand Forty Two Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No. 2, Ground Floor, area admeasuring 24.54 sq. Mtrs. Carpet area, B5, Prem Narayan Residency, Survey no. 58, Hissa no. 2/2, Algaon village, Taluka Shahpur, District Thane-421601 Maharashtra (Built up area admeasuring 448 sq. ft.)	Date of Symbolic Possession 18-Apr-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 21,41,819/- (Rupees Twenty One Lakh Forty One Thousand Eight Hundred Nineteen Only)	Rs. 7,25,000/- (Rupees Seven Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD) Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred Only)
27.	1. Mr. Sachin Ananda Bhosale 2. Mrs. Bhavisha Sachin Bhosale (Prospect No 768195 and 918517)	05-Sep-2022 Rs. 17,38,895/- (Rupees Seventeen Lakh Thirty Eight Thousand Eight Hundred Ninety Five Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 302, on Third Floor, in Building No. 2, Admeasuring Area 24.61 Sq. Mtr., Wing-2B, Village Mandapur, Tulsi Danshan, Tal-Karjat, Dist-Raigad, Raigad, 410101, Maharashtra, India (Super built up area admeasuring 384 sq. ft.)	Date of Physical Possession 08-Nov-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 20,51,480/- (Rupees Twenty Lakh Fifty one Thousand Four Hundred Eighty Only)	Rs. 14,83,500/- (Rupees Fourteen Lakh Eighty Nine Thousand Five Hundred Only) Earnest Money Deposit (EMD) Rs. 1,48,950/- (Rupees One Lakh Forty Eight Thousand Nine Hundred Fifty Only)
28.	1. Mr. Sandeep Shashikant Tiwari 2. Mrs. Kajpana Sandip Tiwari (Prospect No IL10036236)	07-Aug-2023 Rs. 12,74,341/- (Rupees Twelve Lakh Seventy Four Thousand Three Hundred Forty One Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing being Flat No 204, on Second Floor, Carpet Area Ad Measuring 233 Sq. Ft., and Super Built Up Area Ad Measuring 326 Sq Ft., Building No 7 in the Housing Complex to be known as Himalaya Gardens, Survey No. 8/1/82A/1, & 9/1 B Village Prashane, Raigad, Maharashtra, India, 410201	Date of Symbolic Possession 27-Oct-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 13,55,293/- (Rupees Thirteen Lakh Fifty Five Thousand Two Hundred Ninety Three Only)	Rs. 6,50,000/- (Rupees Six Lakh Fifty Thousand Only) Earnest Money Deposit (EMD) Rs. 65,000/- (Rupees Sixty Five Thousand Only)
29.	1. Mr. Santosh Ramjiyavan Nag 2. Mr. Durgesh R. Nag 3. Mrs. Rubi Nag (Prospect No IL10011160)	14-Sep-2022 Rs. 28,19,732/- (Rupees Twenty Eight Lakh Nineteen Thousand Seven Hundred Thirty Two Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 606 A Wing Building No 3, Area Admeasuring 473 Sq. Ft., Sai Shikhar, Dongri Road Hdi Sector VII, Virar West 401303, Virar, Maharashtra, India, 401303 (Area ad Measuring 690 Sq Ft)	Date of Physical Possession 18-Jan-2024 Total Outstanding As On Date 05-Mar-2024 Rs. 35,45,772/- (Rupees Thirty Five Lakh Sixty Four Thousand Seven Hundred Seventy Two Only)	Rs. 23,70,000/- (Rupees Twenty Three Lakh Seventy Thousand Only) Earnest Money Deposit (EMD) Rs. 2,37,000/- (Rupees Two Lakh Thirty Seven Thousand Only)
30.	1. Mr. Narendra Rameshchandra Solanki 2. Mrs. Meena Narendra Solanki (Prospect No IL10056406)	07-Dec-2021 Rs. 29,72,691/- (Rupees Twenty Nine Lakh Seventy Two Thousand Six Hundred Ninety One Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 204 on 2ND Floor, in Building No 4 known as "GRACE COLONY" in society known as "Grace Samruddhi Crsl". Constructed on Survey No 360 Hissa No P of Village Bolinj Tuluka - Vasal District- Palghar Thane Maharashtra, India, 401303 admeasuring 605 Sq feet	Date of Physical Possession 25-Nov-2023 Total Outstanding As On Date 05-Mar-2024 Rs. 36,21,116/- (Rupees Thirty Six Lakh Twenty Three Thousand One Hundred Sixteen Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only) Earnest Money Deposit (EMD) Rs. 1,40,000/- (Rupees One Lakh Forty Only)
31.	1. Mr. Dinesh Uttreshwar Bikkid 2. Mrs. Anuradha Dinesh Bikkid 3. Mrs. Sanika Martik & Granthi (Prospect No. 750832 & 754987)	15-Feb-2018 Rs. 91,23,150/- (Rupees Ninety One Lakh Twenty Three Thousand One Hundred Fifty Only) Bid Increase Amount Property 1: Rs. 25,000/- (Rupees Twenty Five Thousand Only) Bid Increase Amount Property 2 : Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Property 1 : Flat No 16 (3rd Floor, Building C) , H No 58, H.No.7A7B, Gladika Paradise, Kondhawa Budruk, Opp Shiv Parvati Mangal Kanyalaya, Pune, Maharashtra, 411048 of Prospect No 750832 (Carpet Area ad Measuring 697 Sq Ft and Super Built Up Area ad Measuring 1166 Sq Ft) Property 2 : Flat No 17 (3rd Floor, Building C) , H No 58, H.No.7A7B, Gladika Paradise, Kondhawa Budruk, Opp Shiv Parvati Mangal Kanyalaya, Pune, Maharashtra, 411048 of Prospect No 754987 (Carpet Area ad Measuring 811 Sq Ft and Super Built Up Area Ad Measuring 1054 Sq Ft)	Date of Physical Possession 29-Jan-2020 Total Outstanding As On Date 05-Mar-2024 Rs. 1,38,48,878/- (Rupees One Crore Thirty Eight Lakh Forty Eight Thousand Eight Hundred Seventy Five Only)	Reserve Price For Property 1 : Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD) For Property 1: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Earnest Money Deposit (EMD) For Property 2 : Rs. 15,00,000/- (Rupees Fifteen Lakh Only) Earnest Money Deposit (EMD) For Property 2: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)

30.	1. Mr. Narendra Rameshchandra Solanki 2. Mrs. Meena Narendra Solanki (Prospect No. IL10066400)	07-Dec-2021 Rs. 29,72,891/- (Rupees Twenty Nine Lakh Seventy Two Thousand Six Hundred Ninety One Only)	All that part and parcel of the property bearing Flat No. 204 on 2nd Floor, in Building NO 4 known as "GRACE COLONY" in society known as "Grace Samruddhi Chel", Constructed on Survey No 360 Hissa No P of Village Boli Taluka- Vasai District- Palghar, Thane Maharashtra, India, 401303 admeasuring 605 Sq. feet	Date of Physical Possession 26-Nov-2023	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)
		Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 05-Mar-2024 Rs. 38,23,116/- (Rupees Thirty Six Lakh Twenty Three Thousand One Hundred Sixteen Only)	Earnest Money Deposit (EMD) Rs. 1,40,000/- (Rupees One Lakh Forty Only)
31.	1. Mr. Dinesh Uttereshwar Bikkad 2. Mrs. Anuradha Dinesh Bikkad 3. M/s. Sanika Marble & Granite (Prospect No. 750832 & 754987)	15-Feb-2018 Rs. 91,23,150/- (Rupees Ninety One Lakh Twenty Three Thousand One Hundred Fifty Only)	All that part and parcel of the property bearing Property 1 : Flat No.16, (3rd Floor, Building C) H.No.58, H.No.7A7B, Gladiola Paradise, Kondhawa Budruk, Opp.Shiv Parvati Mangal Karyalaya, Pune, Maharashtra, 411048 of Prospect No.750832 (Carpet Area ad Measuring 897 Sq. Ft. and Super Built Up Area ad Measuring 1166 Sq. Ft.) Property 2 : Flat No 17 (3rd Floor, Building C) , H.No.58, H.No.7A7B, Gladiola Paradise, Kondhawa Budruk, Opp.Shiv Parvati Mangal Karyalaya, Pune, Maharashtra, 411048 of Prospect No.754987 (Carpet Area ad Measuring 811 Sq. Ft. and Super Built Up Area Ad Measuring 1054 Sq. Ft.)	Date of Physical Possession 29-Jan-2020	Reserve Price
		Bid Increase Amount		Total Outstanding As On Date 05-Mar-2024 Rs. 1,38,48,876/- (Rupees One Crore Thirty Eight Lakh Forty Eight Thousand Eight Hundred Seventy Five Only)	For Property 1 : Rs. 15,00,000/- (Rupees Fifteen Lakh Only)
		Property 1 : Rs. 25,000/- (Rupees Twenty Five Thousand Only)			Earnest Money Deposit (EMD) For Property 1: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)
		Bid Increase Amount			For Property 2 : Rs. 15,00,000/- (Rupees Fifteen Lakh Only)
					Earnest Money Deposit (EMD) For Property 2: Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)

Important Information:- There is builder dues approx Rs.25 Lakh each flat. Bidder shall do necessary due-diligence before participating in auction proceedings.

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
26-Mar-2024 11:00 hrs -14:00 hrs	28-Mar-2024 till 5 pm.	30-Mar-2024 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.iiiflhome.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.iiiflhome.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.iiiflhome.com> and <https://www.iiifl.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@iiifl.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:- auction.hl@iiifl.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 : 14-03-2024
Sd/-Authorised Officer, IIFL Home Finance Limited