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 **Kadam Building, First Floor, Opp Suman Medical, Badlapur West-421503, Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinnar,Nashik-416520, VASHI BSEL TECH PARK B 1006 HFC (Office No.1006 , B wing , 10th floor, bsel tech park, Sec no 30, vashi staOon 400706), IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane – 4009604, 213, 2nd floor, Yash Padma Arcad, Boisar Tarapur Road, Boisar (West) – 401501,Dist – Palghar, Office No.709,7th Floor,Global Business Hub,Near World Trade Centre,Kharadi Pune-411014** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized 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, 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.iiflonehome.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. Satva Govind Tupsamindre 2. Mrs. Adnyan Atmaram Edke 3. Diya Electronic **(Prospect No IL10232214)**	**18-Dec-2023** **Rs. 2349841.00/-** (Rupees Twenty Three Lakh Forty Nine Thousand Eight Hundred and 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 02, Ground Floor , Building No- F2, Kalyani Sai Vishwa, Gat No 138/p, Harsool, Sawangi , Jalgaon , Aurangabad, Maharashtra, India, 431001 Area Admeasuring (in Sq. Ft.): Property Type: Super_built_up_area , Built_up_area , Carpet_area Property Area: 633.00 , 586.00 , 487.00	**07-Mar-2024** **Total Outstanding As On Date 09-Jan-2025** **Rs. 26,93,995 /-** (Rupees Twenty Six Lakh Ninety Three Thousand Nine Hundred and Ninety Six Only)	**Rs. 20,05,000 /-** (Rupees Twenty Lakh Five Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,00,500/-** (Rupees Two Lakh Five Hundred Only)
1. Mr. Ganesh Ramesh Dongare 2. Mrs. Sarita Ganesh Dongare 3. Jay Dresses **(Prospect No IL10228347)**	**20-Jun-2024** **Rs. 2787846.00/-** (Rupees Twenty Seven Lakh Eighty Seven Thousand Eight Hundred and Forty Six Only) **Bid increase Amount** **Rs. 40,000/-** (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No. 302, 3rd Floor, Sai Dham, Survey No. 6/1/2, Village Mamurdi, Haveli, Pune, Maharashtra, India, 412303 AREA ADMEASURING (IN SQ. FT.): Property Type: Super_ Built_Up_Area, Carpet_Area Property Area: 540.00, 358.00 (Area admeasuring 575.40 sq. ft.)	**07-Nov-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 29,83,249 /-** (Rupees Twenty Nine Lakh Eighty Three Thousand Two Hundred and Forty Nine Only)	**Rs. 25,67,000/-** (Rupees Twenty Five Lakh Sixty Seven Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,56,700/-** (Rupees Two Lakh Fifty Six Thousand Seven Hundred Only)
1. Mr. Sachin Suresh Sable 2. Mrs. Arpana Sachin Sabale **(Prospect No IL10231283)**	**17-Sep-2024** **Rs. 2595963.00/-** (Rupees Twenty Five Lakh Ninety Five Thousand Nine Hundred and Sixty Three Only) **Bid Increase Amount** **Rs. 40,000/-** (Rupees Forty Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No.201, Floor No. 2, Wing B Urbano, Thanekar Civic, Thanekar Civic Constructed On Gut No 133 Hissa No 2 Near Tharwani Arena Vadavali Gaon Chikhloli Ambernath Thane 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable_area, Carpet_area Property Area: 672.00, 448.00 (Area admeasuring 636 sq. ft.)	**22-Nov-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 27,15,438 /-** (Rupees Twenty Seven Lakh Fifteen Thousand Four Hundred and Thirty Eight Only)	**Rs. 25,76,000 /-** (Rupees Twenty Five Lakh Seventy Six Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,57,600/-** (Rupees Two Lakh Fifty Seven Thousand Six Hundred Only)
1. Mr. Vaishali Ashok Sakat 2. Mr. Sanjana Ashok Sakat 3. Mrs. Ashok Jayram Sakat **(Prospect No IL10346897)**	**18-Sep-2024** **Rs. 2879124.00/-** (Rupees Twenty Eight Lakh Seventy Nine Thousand One Hundred and Twenty Four Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No.601,6th Floor, B Wing, Sunanda Heights, Sr No.107/54/1, Sr No. 107/54/2, Mouje.dhayari, Tal. Haveli, Dist. Pune, Mh, India, 411041 Area Admeasuring (in Sq. Ft.): Property Type: Built_up_area, Carpet_area, Area_ad. measuring Property Area: 530.00, 376.00, 411.51	**11-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 29,45,566 /-** (Rupees Twenty Nine Lakh Forty Five Thousand Five Hundred and Sixty Six Only)	**Rs. 23,80,000/-** (Rupees Twenty Three Lakh Eighty Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,38,000/-** (Rupees Two Lakh Thirty Eight Thousand Only)
1. Mr. Prathamesh Pradeep Kadam 2. Mr. Pradeep Ramchandra Kadam 3. Mrs. Prema Pradeep Kadam **(Prospect No IL10199012)**	**10-May-2024** **Rs. 3581783.00/-** (Rupees Thirty Five Lakh Eighty One Thousand Seven Hundred and Eighty Three Only) **Bid Increase Amount** **Rs. 40,000/-** (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat no 709, Floor No. 7, Wing J, Violet, Khoni - Taloja Rd, Antarli, Dombivli East, Thane Maharashtra, India, 421204 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable Area, Carpet Area Property Area: 651.00, 397.00 (Area admeasuring 420 sq. ft.)	**16-Jul-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 38,74,852 /-** (Rupees Thirty Eight Lakh Seventy Four Thousand Eight Hundred and Fifty Two Only)	**Rs. 35,16,000 /-** (Rupees Thirty Five Lakh Sixteen Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 3,51,600/-** (Rupees Three Lakh Fifty One Thousand Six Hundred Only)
1. Mr. Aniket Narsing Sonavane 2. Mrs. Swapnali Aniket Sonavane **(Prospect No IL10140833)**	**18-Mar-2024** **Rs. 3254553.00/-** (Rupees Thirty Two Lakh Fifty Four Thousand Five Hundred and Fifty Three Only) **Bid Increase Amount** **Rs. 40,000/-** (Rupees Forty Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No 702, Building No A/4, 7th Floor, Building Known As Maa Vaishnavi Park, Building No A/3, & A/4, Co-op Hsg Soc Ltd, Situated At Village Katemanivali, Kalyan East, Tal- Kalyan, District- Thane, Mh, India, 421306 Area Admeasuring (in Sq. Ft.): Property Type: Carpet_area Property Area: 485 (area Admeasuring 739 Sq. Ft.)	**07-Jul-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 36,32,062 /-** (Rupees Thirty Six Lakh Thirty Two Thousand and Sixty Two Only)	**Rs. 36,59,000/-** (Rupees Thirty Six Lakh Fifty Nine Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 3,65,900/-** (Rupees Three Lakh Sixty Five Thousand Nine Hundred Only)
1. Mr. Yogesh Kashinath Gunjal 2. Mrs. Pratima Yogesh Gunjal 3. Priyanka Pan Stall **(Prospect No IL10316981)**	**20-Feb-2024** **Rs. 2595929.00/-** (Rupees Twenty Five Lakh Ninety Five Thousand Nine Hundred and Twenty Nine Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No 104 On First Floor, Building Known As Aashaman Arpan Constructed On Survey No 623/1/2, Old Survey No 358/1/2, Cts No 7211, Plot No 44, As Per Cts Village Talegaon Dabhade, Taluka Haveli District- Pune, Mh India, 410506 Area Admeasuring (in Sq. Ft.): Property Type: Carpet_area Property Area: 374.00 (area Admeasuring 554.06 Sq. Ft.)	**15-May-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 28,27,988 /-** (Rupees Twenty Eight Lakh Twenty Seven Thousand Nine Hundred and Eighty Eight Only)	**Rs. 18,87,000 /-** (Rupees Eighteen Lakh Eighty Seven Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,88,700/-** (Rupees One Lakh Eighty Eight Thousand Seven Hundred 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. Mr. Yogesh Manoj More 2. Mrs. Chanda Jawaharlal Kanojia **(Prospect No IL10130983)**	**23-Mar-2024** **Rs. 14,39,642.00/-** (Rupees Fourteen Lakh Thirty Nine Thousand Six Hundred Forty Two Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 306, Floor No. 3, Wing E, carpet area admeasuring 369 sq. ft. Saleable Area Ad.Measuring: 647 Sq.ft, Vande Mataram Divine, Pashane Village Road, Nr Dhruv Residency, Vangani (W), Village Pashane, Taluka: Karjat, District: Raigad, Maharashtra, India, 410101	**30-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 15,98,670/-** (Rupees Fifteen Lakh Ninety Eight Thousand Six Hundred and Seventy Only)	**Rs. 14,49,000/-** (Rupees Fourteen Lakh Forty Nine Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,44,900/-** (Rupees One Lakh Forty Four Thousand Nine Hundred Only)
1. Mr. Dnyaneshwar Pandu Bhoye 2. Mrs. Pramila Dnyaneshwar Bhoye 3. Sapatsurngi Enterprises **(Prospect No IL10310307)**	**18-Sep-2023** **Rs. 638632.00/-**(Rupees Six Lakh Thirty Eight Thousand Six Hundred and Thirty Two Only) **Bid Increase Amount** **Rs. 20,000/-** (Rupees Twenty Thousand Only)	All That Part And Parcel Of The Property Bearing Shop No 354, 3rd Flr, Sr No 428/1, Plot No.1, Roongta Shopping, Centre Apt, Beside Avira Ville Society, Opp. Morya Amrutiya Caha, Nr. Makhmalabad Bus Stop, Makhmalabad Road, At Makhmalabad Shiwar, Tal & Dist. Nashik, Maharashtra, India, 422004 Area Admeasuring (in Sq. Ft.): Property Type: Built_up_area, Land_area, Carpet_area Property Area: 142.00, 101.00, 102.00	**20-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 7,95,495/-** (Rupees Seven Lakh Ninety Five Thousand Four Hundred and Ninety Five Only)	**Rs. 6,82,000/-** (Rupees Six Lakh Eighty Two Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 68,200/-** (Rupees Sixty Eight Thousand Two Hundred Only)
1. Mr. Santosh Gangaprasad Gupta 2. Mrs.Arti Santosh Gupta 3. Santosh Kirana Stores **(Prospect No 816527 & 828107)**	**23-Apr-2024** **Rs. 18,29,182/-** (Rupees Eighteen Lakh Twenty Nine Thousand One Hundred and Eighty Two Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All That Part And Parcel Of The Property Bearing Flat No 403, C2 Wing, 4th Flr, C2 Wing, Olympeo Riverside, Village Avsare, Neral, Tal - Karjat, District- Raigad, Maharashtra, India, 410101 Area Admeasuring (in Sq. Ft.): Property Type: Carpet_area, Super_built_up_area Property Area: 391.00, 587.00 (area Admeasuring 567 Sq. Ft.)	**27-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 20,25,091/-** (Rupees Twenty Lakh Twenty Five Thousand and Ninety One Only)	**Rs. 14,52,000/-** (Rupees Fourteen Lakh Fifty Two Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,45,200/-** (Rupees One Lakh Forty Five Thousand Two Hundred Only)
1. Mr. Mohd Yasin Ibrahim Shaikh 2.Mrs.Nasreen Mohd Yasin Shaikh 3. Mr.Naushad Yasin Shaikh **(Prospect No 890903)**	**28-Jul-2022** **Rs. 25,55,498.00/-** (Rupees Twenty Five Lakh Fifty Five Thousand Four Hundred Ninety Eight Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.105 Area Admeasuring 30 Sq. Mtrs.additionally the Apartment has an enclosed/open balcony of area admeasuring 4.90 Sq.Mtrs. and exclusive cup board of area admeasuring 2.02 Sq. Mtrs., 1St Floor, Bramha Heights, Survey No.156, Plot No.7,8,9, Village Mamdapur Neral, Raigad, 410101, Maharashtra,India (Area admeasuring 596 sq. ft.)	**30-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 32,95,364 /-** (Rupees Thirty Two Lakh Ninety Five Thousand Three Hundred and Sixty Four Only)	**Rs. 21,89,000 /-** (Rupees Twenty One Lakh Eighty Nine Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,18,900/-** (Rupees Two Lakh Eighteen Thousand Nine Hundred Only)
1.Mr. Ramashankar Ramlalit Tiwari 2. Mrs.Neelam 3.Ramashankar Ramlalit Tiwari Org. **(Prospect No IL10105384)**	**14-Sep-2022** **Rs. 15,59,597.00/-** (Rupees Fifteen Lakh Fifty Nine Thousand Five Hundred Ninety Seven Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat no. 205, Floor No. 2, area admeasuring 286 sq. ft., Building No 6 Type C, Thakur Nagari, S.No.61/1/4/2 Village Pasthal Kashibai Wadi Near Sayali Hotel & Mseb Office Tarapur Road Boisar (W) Mahrashtra 401501 (Area admeasuring 429 sq. ft.)	**31-Dec-2024** **Total Outstanding As On Date 9-Jan-2025** **Rs. 18,48,130/-** (Rupees Eighteen Lakh Forty Eight Thousand One Hundred and Thirty Only)	**Rs. 12,01,000/-** (Rupees Twelve Lakh One Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,20,100/-** (Rupees One Lakh Twenty Thousand One Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
18-Feb-2025 1100 hrs -1400 hrs	20-Feb-2025 till 5 pm	24-Feb-2025 1100 hrs.-1300 hrs.

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Any person(s) save and
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	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Raigad, Maharashtra, India, 410101		Only)
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Terms and Conditions:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www. iiflonehome.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.
2. 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.
3. 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.
4. 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.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. Bidders are advised to go through the website https: //www.iiflonehome.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.
7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline Numbers:@1800 2672 499.
8. 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@iiflonehome.com
9. 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.
10. 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.
11. 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.
12. 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.

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 : Maharashtra Date : 20-01-2025 **Sd/-Authorised Officer,** IIFL Home Finance Limited

mission.com 9920205671