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:- **"CTS NO 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033, :- "IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane – 400604", "Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinnar,Nashik-416520, "213, 2nd floor, Yash Padma Arcad, Boisar Tarapur Road, Boisar (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 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.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. Mangesh Shankar Shirtawale 2. Mrs. Savita V Hundare **(Prospect No IL10226816)**	**18-Sep-2023 Rs. 1522646/-** (Rupees Fifteen Lakh Twenty Two Thousand Six Hundred and Forty Six Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 803, Floor No. 8, Playtor Chakan Midc, Phase 1, Building B,gat No. 279 At Savardari, Khed, Pune, 410501 , Maharashtra Area Admeasuring (in Sq. Ft.): Property Type: Area_Admeasuring, Carpet_Area, Saleable_Area Property Area: 360.81, 371.00, 483.00, (Built Up Area Ad.Measuring: 521.38 Sq.ft)	**12-Dec-2023 Total Outstanding As On Date 09-May-2025 Rs. 18,32,280/-** (Rupees Eighteen Lakh Thirty Two Thousand Two Hundred and Eighty Only)	**Rs. 11,16,000/-** (Rupees Eleven Lakh Sixteen Thousand Only) **Earnest Money Deposit (EMD) Rs. 1,11,600/-** (Rupees One Lakh Eleven Thousand Six Hundred Only)
1. Mr. Tukaram Shripat Jadhav 2. Mrs. Vaneeta Tukaram Jadhav **(Prospect No IL10167830)**	**16-Mar-2024 Rs. 13,87,214/-** (Rupees Thirteen Lakh Eighty Seven Thousand Two Hundred and Fourteen Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 203, Floor No. 2, Wing 7, Atulya ,Building No. 7, Gut no.405, Jhambhul, Taluka Maval, Pune, 410506, AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable Area, Carpet_Area, Property Area: 531.00, 340.00, (Area admeasuring 518.63 Sq. Ft.)	**27-Jun-2024 Total Outstanding As On Date 09-May-2025 Rs. 15,76,706/-** (Rupees Fifteen Lakh Seventy Six Thousand Seven Hundred and Six Only)	**Rs. 9,14,000/-** (Rupees Nine Lakh Fourteen Thousand Only) **Earnest Money Deposit (EMD) Rs. 91,400/-** (Rupees Ninety One Thousand Four Hundred Only)
1. Mr. Mukund Dattatraya Ijantkar 2. Mrs. Vijaya Mukund Ijantkar **(Prospect No IL10260454)**	**18-Oct-2023 Rs. 1273328/-** (Rupees Twelve Lakh Seventy Three Thousand Three Hundred and Twenty Eight Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 106, 1st Floor, Wing 1, Calyx Atulya, Gut No.405, Jhambhul, Taluka Maval, Pune 410506, Maharashtra Area Admeasuring (in Sq. Ft.): Property Type: Saleable_area, Carpet_area Property Area: 531.00, 409.00	**05-Apr-2024 Total Outstanding As On Date 09-May-2025 Rs. 15,40,964/-** (Rupees Fifteen Lakh Forty Thousand Nine Hundred and Sixty Four Only)	**Rs. 9,37,000/-** (Rupees Nine Lakh Thirty Seven Thousand Only) **Earnest Money Deposit (EMD) Rs. 93,700/-** (Rupees Ninety Three Thousand Seven Hundred Only)
1. Mr. Vikesh Suklal Patil 2. Mrs. Varsha Vikesh Patil 3. Rucha Mobile **(Prospect No IL10227605)**	**22-Nov-2023 Rs. 1150311/-** (Rupees Eleven Lakh Fifty Thousand Three Hundred and Eleven Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 101, Floor No. 1, Wing 7, Atulya Building No. 7, Gut no.405, Jhambhul, Taluka Maval, Pune 410506 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 378.00, 238.00 (Built Up Area Ad.Measuring: 382 Sq.ft)	**05-Apr-2024 Total Outstanding As On Date 09-May-2025 Rs. 13,60,141/-** (Rupees Thirteen Lakh Sixty Thousand One Hundred and Forty One Only)	**Rs. 6,75,000/-** (Rupees Six Lakh Seventy Five Thousand Only) **Earnest Money Deposit (EMD) Rs. 67,500/-** (Rupees Sixty Seven Thousand Five Hundred Only)
1. Mr. Ganesh Prakash Mahamuni 2. Mrs. Chitra Ganesh Mahamuni **(Prospect No IL10178537)**	**22-Dec-2022 Rs. 9,18,504/-** (Rupees Nine Lakh Eighteen Thousand Five Hundred Four Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 206, 2Nd Floor, Carpet area admeasuring 224 Sq. Ft., Saleable area admeasuring 297 Sq. Ft., Building A6-1, Diamond, Playtor Ranjangaon, Gat No. 697, Village Koregaon, Taluka Shirur, District Pune- 412210; (Built Up Area Admeasuring 318 sq. ft.)	**10-Mar-2023 Total Outstanding As On Date 09-May-2025 Rs. 13,48,001/-** (Rupees Thirteen Lakh Forty Eight Thousand and One Only)	**Rs. 8,02,000/-** (Rupees Eight Lakh Two Thousand Only) **Earnest Money Deposit (EMD) Rs. 80,200/-** (Rupees Eighty Thousand Two Hundred Only)
1. Mrs. Minakshi Kondiba Jagtap 2. Mr.Divya Vijay Ujagare **(Prospect No IL10192316)**	**09-Aug-2023 Rs 9,88,957.00/-** (Rupees Nine Lakh Eighty Eight Thousand Nine Hundred Fifty Seven Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 103, 1St Floor, Area Ad Measuring 224 Sq. Ft., along with Adjacent terrace / Balcony Admeasuring carpet area of about 11.30 Sq. Ft., and Super Built Up Area Ad Measuring 309 Sq. Ft., Bldg No. A6-1 "Diamond", name of Project "Playtor Ranjangaon", Phase 3 , Gat No. 697, Koregaon, Tal .Shirur, Pune-412210	**18- Dec-2023 Total Outstanding As On Date 09-May-2025 Rs. 12,17,625/-** (Rupees Twelve Lakh Seventeen Thousand Six Hundred and Twenty Six Only)	**Rs. 10,15,000/-** (Rupees Ten Lakh Fifteen Thousand Only) **Earnest Money Deposit (EMD) Rs. 1,01,500/-** (Rupees One Lakh One Thousand Five Hundred Only)
1. Mrs. Sakshi Pramod Khude 2. Mr.Pramod Vishwanath Khude **(Prospect No IL10187120)**	**07-Aug-2023 Rs. 17,36,563.00/-** (Rupees Seventeen Lakh Thirty Six Thousand Five Hundred Sixty Three Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 111, Floor No. 1, Carpet area Ad.Measuring: 339 Sq.ft, Balcony area Ad.Measuring: 43 Sq.ft, Saleable area Ad.Measuring: 531 Sq.ft, Wing No. Building No. 6 of the Project Atulya Building No. 6, Gut No.405, Jhambhul, Taluka Maval, Pune 410506 (Area admeasuring 518 sq ft.)	**18-Dec-2023 Total Outstanding As On Date 09-May-2025 Rs. 21,02,703/-** (Rupees Twenty One Lakh Two Thousand Seven Hundred and Three Only)	**Rs. 14,51,000/-** (Rupees Fourteen Lakh Fifty One Thousand Only) **Earnest Money Deposit (EMD) Rs. 1,45,100/-** (Rupees One Lakh Forty Five Thousand One Hundred Only)
1. Mr. Sachin Santosh Shinde 2. Mr. Santosh Zopadu Shinde 3. Mrs. Venubai Santosh Shinde **(Prospect No IL10288307)**	**22-Apr-2024 Rs. 806886.00/-** (Rupees Eight Lakh Six Thousand Eight Hundred and Eighty Six Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing flat no 107 of Wing D, in Building known as TULIP ECO , Constructed on Old Plot no 218 to 234, New Plot No. 54, Survey No 936/1/3+936/2A+936/3, Old Survey No.1200 (Part), Village Sinnar, Taluka & District- Nashik, Maharashtra India. 422113 AREA ADMEASURING (IN SQ. FT.): Property Type: Built_Up_Area, Carpet_Area Property Area: 386.00, 253.71	**09-Jul-2024 Total Outstanding As On Date 09-May-2025 Rs. 9,33,164/-** (Rupees Nine Lakh Thirty Three Thousand One Hundred and Sixty Four Only)	**Rs. 7,06,000/-** (Rupees Seven Lakh Six Thousand Only) **Earnest Money Deposit (EMD) Rs. 70,600/-** (Rupees Seventy Thousand Six Hundred Only)
1. Mr. Nandkishor Janrao Dongre 2. Mrs. Nita Nandkishor Dongare **(Prospect No IL10178486)**	**19-Oct-2023 Rs. 10,88,260/-** (Rupees Ten Lakh Eighty Eight Thousand Two Hundred and Sixty Only) **Bid Increase Amount Rs. 20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing FLAT NO 209, 2ND FLOOR, A6 1, DIAMOND, PLAYTOR RANJANGAON, PROJECT AT GAT NO. 697, VILLAGE KOREGAON TALUKA SHIRUR DIST. PUNE. 412210 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 297.00, 223.89 (BUA: 313.00 SFT)	**05-Jun-2024 Total Outstanding As On Date 09-May-2025 Rs. 12,94,022/-** (Rupees Twelve Lakh Ninety Four Thousand and Twenty Two Only)	**Rs. 7,52,000/-** (Rupees Seven Lakh Fifty Two Thousand Only) **Earnest Money Deposit (EMD) Rs. 75,200/-** (Rupees Seventy Five Thousand Two Hundred Only)
1. Mr. Manoj Kumar Paswan 2. Mrs. Sankuntla Devi Manoj Paswan **(Prospect No IL10189126)**	**17-Oct-2023 Rs. 17,20,678/-** (Rupees Seventeen Lakh Twenty Thousand Six Hundred and Seventy Eight Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing FLAT NO. 106, FLOOR NO. 1, WING A, TYPE C, BUILDING NO 3, KRISHNA NAGARI APT. VILLAGE PAMTEMBHI BOISAR WEST. PALGHAR. 401501. AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area, Super Built_Up_Area Property Area: 498.00, 301.00, 438.00	**21-Dec-2023 Total Outstanding As On Date 09-May-2025 Rs. 20,24,530/-** (Rupees Twenty Lakh Twenty Four Thousand Five Hundred and Thirty Only)	**Rs. 11,17,000/-** (Rupees Eleven Lakh Seventeen Thousand Only) **Earnest Money Deposit (EMD) Rs. 1,11,700/-** (Rupees One Lakh Eleven 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

Information: 09920904564

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. Miss. Shahin Nabilal Mulani 2. Mr. Nabilal Rahiman Mulani 3. Mrs. Aishybi Nabilal Mulani **(Prospect No IL10154633)**	**13-Feb-2024 Rs. 11,90,005/-** (Rupees Eleven Lakh Ninety Thousand and Five Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.8, Ground Floor, A2 Bldg, Playtor Paud A, Gat No. 222,223,224, Paud, Tal. Mulshi, Pune- 412108 Area Admeasuring (in Sq. Ft.): Property Type: Saleable_Area, Carpet_Area, Property Area: 356.00, 260.94, (Super Built Up Area 365 sq.ft.)	**12-Mar-2025** **Total Outstanding As On Date 09-May-2025** **Rs. 14,03,289/-** (Rupees Fourteen Lakh Three Thousand Two Hundred and Eighty Nine Only)	Rs. 10,52,000/- (Rupees Ten Lakh Fifty Two Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,05,200/-** (Rupees One Lakh Five Thousand Two Hundred Only)
1. Mr. Deepak Bhiva Kamble 2. Mrs. Jyoti **(Prospect No IL10327964)**	**18-Oct-2024 Rs. 2492009.00/-** (Rupees Twenty Four Lakh Ninety Two Thousand and Nine Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 102, Floor No. 1, WING B, SHREE SADGURU RESIDENCY 2., BUILDING NO 1, S.No 57 Hissa No 6 to 8 , Near Sai mandir , Village Bandhivali, Within Limits of Gram Panchayat Shelu-Bandhivali, and Sub Registration Dist. Karjat- 2, Tal Karjat , Dist Raigad , Maharashtra, 410101 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 648.00, 447.00 (Area admeasuring 602 sq. ft.)	**27-Mar-2025** **Total Outstanding As On Date 09-May-2025** **Rs. 26,81,705/-** (Rupees Twenty Six Lakh Eighty One Thousand Seven Hundred and Five Only)	**Rs. 19,20,000/-** (Rupees Nineteen Lakh Twenty Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,92,000/-** (Rupees One Lakh Ninety Two Thousand Only)
1. Mr. Krishna Raghunath Sable 2. Mrs. Shital Krishna Sable 3. Krishna Transport Services **(Prospect No IL10172630, IL10383088)**	**16-Dec-2023 Rs. 15,07,677 /-** (Rupees Fifteen Lakh Seven Thousand Six Hundred and Seventy Seven Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 4-A on Slit First Floor in Building known as SAI DARSHAN APARTMENT Situated at Gat No 31/B/2/1 to 4/A on Plot No 7 & 8 of Village Pimpalgaon Bahula, Taluka & District Nashik, Maharashtra India, 422013 AREA ADMEASURING (IN SQ. FT.): Property Type: Built_Up_Area, Carpet_Area Property Area: 421.00, 311.00	**02-Apr-2025** **Total Outstanding As On Date 21-May-2025** **Rs. 17,88,365/-** (Rupees Seventeen Lakh Eighty Eight Thousand Three Hundred and Sixty Five Only)	**Rs. 11,79,000/-** (Rupees Eleven Lakh Seventy Nine Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,17,900/-** (Rupees One Lakh Seventeen Thousand Nine Hundred Only)
1. Mr. Rajeshwar Ghorai 2. Mr. Amiyakumar Sachinadranath Ghorai 3. Mrs. Basati Ghorai **(Prospect No IL10363823)**	**21-Aug-2024 Rs. 1169008.00/-** (Rupees Eleven Lakh Sixty Nine Thousand and Eight Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Shop no.A-7, Ground floor, Vardhaman Gold, Plot no.25,26,27,28,29, Survey No. 106/1, Situated at Village - Vadgaon, Taluka - Maval, District - Pune, Maharashtra, India, 412106 AREA ADMEASURING (IN SQ. FT.): Property Type: Carpet_Area Property Area: 119.00 (Area admeasuring 160 sq. ft.)	**15-Feb-2025** **Total Outstanding As On Date 21-May-2025** **Rs. 15,83,023/-** (Rupees Fifteen Lakh Eighty Three Thousand and Twenty Three Only)	**Rs. 13,40,000/-** (Rupees Thirteen Lakh Forty Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,34,000/-** (Rupees One Lakh Thirty Four Thousand Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
09-Jun-2025 11:00 hrs -14:00 hrs	11-Jun-2025 till 5 pm.	13-Jun-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.iiflonehome.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.iiflonehome.com >My Bid >Pay Balance Amount.

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 no.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.

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 : 23-May-2025 **Sd/- Authorised Officer,** IIFL Home Finance Limited

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