

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at: IIFL House Sun Infotech Park Road No. 16V Plot No.B-23, Thane Industrial Area Wagle Estate Thane 400604/ Kadam Building, First Floor, Opp Suram Medical, Badlapur West-421503/ Gr Floor, Sai Anand Pride-B, Duber Naka Ghotti Sinner Road, Sinnar,Nashik-416520 / CTS No 6944 Viraj Corner, Caneda Corner, college road, 2nd Floor office No 8, Nasik Nasik 422005/ Gyarsi Prasad Plot No.222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpeth, Nagpur - 440010/ CTS No 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Yash Chichwad Pune -411033/ 3rd Floor Oberoi Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad- 431003/ 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 properties 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
Mr. Sanjay Ratanlal Sonli Mrs. Sapna Sanjay Sonli (Prospect No- 959394, IL10123052)	18/03/2025 Rs. 3213525.00 (Rupees Thirty Two Lakh Thirteen Thousand Five Hundred and Twenty Five Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 107, Floor No. 1, Wing D, Anihant Anmol Phase III, Village Juvevi, Badlapur, Thane Maharashtra, 421503, India Area Admeasuring (In Sq. Ft.): Property Type: Super Built Up Ar ea, Carpet Area Property Area: 790.00, 488.00. Area admeasuring 709 Sq. Ft.	11/06/2025 Total Outstanding As On Date 09/01/2026 3513235.03/- (Rupees Thirty Five Lakh Thirteen Thousand Two Hundred Thirty Five and Three Paise Only)	Rs.2383000/- (Rupees Twenty Three Lakh Eighty Three Thousand Only) Earnest Money Deposit (EMD) Rs.238300/- (Rupees Two Lakh Thirty Eight Thousand Three Hundred Only)
Mr.Bhushan Bali ram Gaikwad Bhushan Enterprises Mrs.Chhaya Bhushan Gaikwad, Mrs. Subhedra Baliram Gaikwad (Prospect No- 968090)	14/08/2024, Rs.1593521/- (Rupees Fifteen Lakh Ninety Three Thousand Five Hundred and Twenty One Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No 08, Second Floor, Wing A, Building known as Radhe Krushna Heights in Society known as Radhe Krushna Heights Co-Op Hsg Soc Ltd., Constructed On Survey No Cts No 1070 To Cts No 1080, Village Dahiwale Tarfe Need, Taluka Karjat District Raigad, Maharashtra India, 410201 Area Admeasuring (In Sq. Ft.): Property Type: Super Built Up Ar ea, Carpet Area Property Area: 500.00, 500.00	12/11/2024 Total Outstanding as on Date 09/01/2026 1970712.57/- (Rupees Nineteen Lakh Seventy Thousand Seven Hundred Twelve and Fifty Seven Paise Only)	Rs.962000/- (Rupees Nine Lakh Sixty Two Thousand Only) Earnest Money Deposit (EMD) Rs.96200/- (Rupees Ninety Six Thousand Two Hundred Only)
Mr.Balu Shrivani Ghode Mr. Shrivani Rambhau Ghode Mrs.Radhya Shrivani Ghode Mrs.Dhanshree Painting Works (Prospect No- IL10137949)	25/06/2022 Rs. 2048543/- (Rupees Twenty Lakh Forty Eight Thousand Five Hundred and Forty Three Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat no. 21, admeasuring 65.98 sq. Mr., 2nd Floor, Shri, Hari Om CHSL, P No 4 Survey no. 886/3(EA) Nashik, Nashik Maharashtra, India, 422009	09/11/2022 Total Outstanding as on Date 09/01/2026 2992334.46/- (Rupees Twenty Nine Lakh Ninety Two Thousand Three Hundred Thirty Four and Forty Six Paise Only)	Rs.1387000/- (Rupees Thirteen Lakh Eighty Seven Thousand Only) Earnest Money Deposit (EMD) Rs.138700/- (Rupees One Lakh Thirty Eight Thousand Seven Hundred Only)
Mr. Kunal Narayan Shinde Mahalaxmi Constructions, Mrs. Narayan Chindhu Shinde (Prospect No-IL10440590, IL10142244)	17/10/2024 Rs. 2171068/- (Rupees Twenty One Lakh Seventy One Thousand and Sixty Eight Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No 107, Floor No. 1, Wing B, Cpm Estate, Survey No.305, Pl. No.13, Adgaon Shilwar, Nashik, 422002 Saleable Area, Carpet Area 552.00, 408.00	13/06/2025 Total Outstanding As On Date 09/01/2026 2641442.10/- (Rupees Twenty Six Lakh Forty One Thousand Four Hundred Forty Two & Ten Paise Only)	Rs.1530000/- (Rupees Fifteen Lakh Thirty Thousand Only) Earnest Money Deposit (EMD) Rs.153000/- (Rupees One Lakh Fifty Three Thousand Only)
Mr. Nitish Naresh Salvi Mrs. Netra Nitish Salvi (Prospect No-IL10151183)	07/02/2025 Rs. 1267671/- (Rupees Twelve Lakh Sixty Seven Thousand Six Hundred and Seventy One Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No. 506, Floor No. 5, Wing B5, Prem Narayan Residency, S No 58/2/2, Agar Nagar Village, Tal Sahapur, Dist Thane, 421301 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 295.00, 180.00.	19/05/2025 Total Outstanding as on Date 09/01/2026 Rs.1423613.84/- (Rupees Fourteen Lakh Twenty Three Thousand Six Hundred Thirteen and Eighty Four)	Rs.826000/- (Rupees Eight Lakh Twenty Six Thousand Only) Earnest Money Deposit (EMD) Rs.82600/- (Rupees Eighty Two Thousand Six Hundred Only)
Mr. Shubham Ashok Ghadge Mr. Ashok Hamant Ghadge Mr. Kiran Ashok Ghadge Mrs. Lata Ashok Ghadge (Prospect No-IL10158860)	10/05/2024 Rs.2176119/- (Rupees Twenty One Lakh Seventy Six Thousand One Hundred and Nineteen Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat no. 106, Floor No. 1, Wing F, Tulsi Aadvik, S. No. 40/1, 41/1, 41/2/1, Opp Gaodevi Temple, Village Kharvai, Ambarnath Badlapur East, Dist Thane, Maharashtra, India, 421503. Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 497.00, 317.00 (Area admeasuring 537 sq. ft.)	16/07/2024 Total Outstanding As On Date 09/01/2026 Rs.2374349.84/- (Rupees Twenty Three Lakh Seventy Four Thousand Three Hundred Forty Nine and Eighty Four Paise Only)	Rs.1548000/- (Rupees Fifteen Lakh Forty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.154800/- (Rupees One Lakh Fifty Four Thousand Eight Hundred Only)
Mr. Pankaj Devidas Patil Mrs. Pranali Pankaj Patil (Prospect No-IL10165901)	10/05/2024 Rs.756504/- (Rupees Seven Lakh Fifty Six Thousand Five Hundred and Four Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat no.406, Floor No. 4, A3 Building, PMAY NIT, Kh no.62, Tarodi kh, Taluka kamptee, Near Symboises university, Nagpur, Maharashtra, India, 440035. rea Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 305.00, 305.00	09/09/2024 Total Outstanding As On Date 09/01/2026 Rs.920902.30/- (Rupees Nine Lakh Twenty Thousand Nine Hundred Two and Thirty Paise Only)	Rs.628000/- (Rupees Six Lakh Twenty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.62800/- (Rupees Sixty Two Thousand Eight Hundred Only)
Mr. Akash Ramraje Mitkari Mr. Ramraje Nanasaheb Mitkari Mrs. Mandira Ramraje Mitkari (Prospect No-IL10167975)	16/03/2024 Rs. 1201676/- (Rupees Twelve Lakh One Thousand Six Hundred and Seventy Six Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No.601, Floor No. 6, Wing 9, Atulviya Building No. 9, Gut no.405, Jhambhul, Taluka Maval, Pune, 410506 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 500.00, 343.00 (Area admeasuring 522 sq. ft.)	27/06/2024 Total Outstanding as on Date 09/01/2026 1497243.19/- (Rupees Fourteen Lakh Ninety Seven Thousand Two Hundred Forty Three and Nineteen Paise)	Rs.746000/- (Rupees Seven Lakh Forty Six Thousand Only) Earnest Money Deposit (EMD) Rs.74600/- (Rupees Seventy Four Thousand Six Hundred Only)
Mr. Rinku Vishwakarma Mrs. Indu Devi Punjab Fasteners (Prospect No-IL10192836)	21/11/2022 Rs. 3465139/- (Rupees Thirty Four Lakh Sixty Five Thousand One Hundred and Thirty Nine Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No 8, carpet area admeasuring 450 sq. ft.1St Flr, Yash Complex, Sr No 116/9/4, Warje, Pune, Maharashtra, India, 411058	10/02/2023 Total Outstanding as On Date 09/01/2026, Rs. 5110259.75/- (Rupees Fifty One Lakh Ten Thousand Two Hundred Fifty Nine and Seventy Five Paise Only)	Rs.1841000/- (Rupees Eighteen Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs.184100/- (Rupees One Lakh Eighty Four Thousand One Hundred Only)
Mr. Nilesh Bhimaji Bodke Mr. Bhimaji Bodke (Prospect No-IL10192836)	18/03/2025 Rs. 1622478/- (Rupees Sixteen Lakh Twenty Two Thousand Four Hundred and Eighty Eight Only) Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No. 702, 7th Floor, L Wing, ...	19/06/2025 Total Outstanding as on ...	Rs.1805000/- (Rupees Eighteen Lakh Five ...)

Mr. Nitesh Bhinaji Bodke Mr. Bhimaji Namdeo Bodke Mrs. Anusuya Bhimaji Bodke Anusata Enterprises (Prospect No-IL10201951)	18/03/2025 Rs.1622478/- (Rupees Sixteen Lakh Twenty Two Thousand Four Hundred and Seventy Eight Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 702, 7th Floor, 1 Wing, Building Type A, Tulsī Aarambh - Village Kharwal, Tal: Ambarnath, District Thane, 421503. Area Admeasuring (In Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 558.00, 389.00 Super Built Up Area 564 Sq Ft.	19/06/2025 Total Outstanding as on Date 09/01/2026 Rs.1751536.30/- (Rupees Seventeen Lakh Fifty One Thousand Five Hundred Thirty Six and Thirty Paise Only)	Rs.1805000/- (Rupees Eighteen Lakh Five Thousand Only) Earnest Money Deposit (EMD) Rs.180500/- (Rupees One Lakh Eighty Thousand Five Hundred Only)
Mrs. Bhupendra Bhograj Bagde Mr. Shrihar Damu Bagde Mr. Mala Bhograj Bagde (Prospect No-IL10211823)	22/07/2024 Rs. 910617/- (Rupees Nine Lakh Ten Thousand Six Hundred and Seventeen Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No. 126, 1st Floor, Bldg No. A2, Pmray Kh. No. 12/1-2, Mz Wanji, Plot No. 01, Near Automotive, Nagpur - 440034 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 322.00, 322.00	08/11/2024 Total Outstanding as On Date 09/01/2026 1141664.35/- (Rupees Eleven Lakh Forty One Thousand Six Hundred Sixty Four and Thirty Five Paise Only)	Rs.772000/- (Rupees Seven Lakh Seventy Two Thousand Only) Earnest Money Deposit (EMD) Rs.77200/- (Rupees Seventy Seven Thousand Two Hundred Only)
Mr. Sanjay Gulab Garandawal Om Sai Ram Fabrication Mrs. Nanda Sanjay Garandawal (Prospect No-IL10225898, IL10745995)	21/08/2024 Rs.1800768.00 (Rupees Eighteen Lakh Seven Hundred and Sixty Eight Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. E-12, Floor No. 3, Building E, Vishaka, Nakhstrangan Ph-1, Plot No 1-A & 1-B Gut No 102 Part Nakhstrawadi Al 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	07/11/2024 Total Outstanding As On Date 09/01/2026 2198621.69/- (Rupees Twenty One Lakh Ninety Eight Thousand Six Hundred Twenty One and Sixty Nine Paise Only)	Rs.1004000/- (Rupees Ten Lakh Four Thousand Only) Earnest Money Deposit (EMD) Rs.100400/- (Rupees One Lakh Four Hundred Only)
Mr. Bharat Ray bhan Fokmare Mr. Rayabhan Gulabrai Fokmare Mrs. Asha Raybhan Fokmare Ray Cleaning Services (Prospect No-IL10227272)	22/07/2024 Rs. 1224175/- (Rupees Twelve Lakh Twenty Four Thousand One Hundred and Seventy Five Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: FLAT NO 210 D, WING 2ND FLOOR, JANKI SAHANIWAS, Plot no:1, KH No.180/1, Ph no:44, Class I, Khata no 392, Cs no.685, Sheet no.562/46, Jaitala, Nagpur, Maharashtra, India, 440036. Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 258.00, 136.00	07/11/2024 Total Outstanding As On Date 09/01/2026 1567993.45/- (Rupees Fifteen Lakh Sixty Seven Thousand Nine Hundred Ninety Three and Forty Five Paise Only)	Rs.1175000/- (Rupees Eleven Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD) Rs.117500/- (Rupees One Lakh Seventeen Thousand Five Hundred Only)
Mr. Abdulkayum Mahitab Kalai Mrs. Hasina Abdulkayum Kalai (Prospect No-IL10239410)	17/01/2025 Rs. 2287965.00 (Rupees Twenty Two Lakh Eighty Seven Thousand Nine Hundred and Sixty Five Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part & parcel of the property bearing: Flat No.003, Ground Flr, Wing C, Serवेश Dream City, Survey No 76 Hissa No 1, Juveili Vill., Ambarnath Taluk, Dist Thane, MH, 421503. Area Adm. (In Sq. Ft.): Property Type : Saleable Area, Carpet Area Property Area: 490.00, 298.00 (Area admeasuring 300 sq. ft.)	16/04/2025 Total Outstanding as On Date 09/01/2026 2599682.58/- (Rupees Twenty Five Lakh Ninety Nine Thousand Six Hundred Eighty Two and Fifty Eight Paise)	Rs.1447000/- (Rupees Fourteen Lakh Forty Seven Thousand Only) Earnest Money Deposit (EMD) Rs.144700/- (Rupees One Lakh Forty Four Thousand Seven Hundred)
Mr. Santosh Subhash Savaralkar Mrs. Tulsa Subhash Savaralkar (Prospect No-IL10263806)	15/12/2023 Rs. 1752449.00 (Rupees Seventeen Lakh Fifty Two Thousand Four Hundred and Forty Nine Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No.104, Floor No. 1, Wing C, Krishna Sudama Residency S No 7 H No A/1/3 & 4, Nr Gokuldharm Society Belavali, Badapur East, Tal Ambarnath, Dist Thane 421503 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 422.00, 269.00 (Area admeasuring 438 sq. ft.)	23/02/2024 Total Outstanding As On Date 09/01/2026 1920453.27/- (Rupees Nineteen Lakh Twenty Thousand Four Hundred Fifty Three and Twenty Seven Paise Only)	Rs.1262000/- (Rupees Twelve Lakh Sixty Two Thousand Only) Earnest Money Deposit (EMD) Rs.126200/- (Rupees One Lakh Twenty Six Thousand Two Hundred Only)
Mrs. Nirmala Bhoushab Vihate Mr. Bhoushab Ramchandra Vihate (Prospect No-IL10269233)	06/12/2024 Rs. 771554.00 (Rupees Seven Lakh Seventy One Thousand Five Hundred and Fifty Four Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No 105, 1 St Floor, Wing B-19, Affordable Housing Scheme EWS/LIG, S No 56,57, 58, 61, 62, 63 Plot No A1,A2, A3, A4, B1, B2,B3,B4, Sector No 12, Bhosani, Puna 411026 Saleable Area, Carpet Area 429.00, 318.00	25/06/2025 Total Outstanding As On Date 09/01/2026, \$22551.77 (Rupees Nine Lakh Twenty Two Thousand Five Hundred Fifty One and Seventy Seven Paise Only)	Rs.1305000/- (Rupees Thirteen Lakh Five Thousand Only) Earnest Money Deposit (EMD)Rs.130500/- (Rupees One Lakh Thirty Thousand Five Hundred Only)
Mrs. Zine Amol Tulshiram Mr. Karan Tulshiram Zine Mr. Tulshiram Kacharu Zine Mrs. Mirabai Tulshiram Zine (Prospect No-IL10392269)	21/08/2024 Rs.1784872/- (Rupees Seventeen Lakh Eighty Four Thousand Eight Hundred and Seventy Two) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Row House No. 15, B3 Type, Sara Angan B2 B3 C1 And C2 Type Building, C No. 138, Shendra Gangapur Jahga, Aurangabad, Maharashtra, India, 431017 Area Adm. (In Sq. Ft.): Property Type: Saleable Area, Built Up Area, Carpet Area Property Area: 765.00, 500.00, 498.00	22/05/2025 Total Outstanding as On Date 09/01/2026 1950425.72/- (Rupees Nineteen Lakh Fifty Thousand Four Hundred Twenty Five and Seventy Two Paise Only)	Rs.1764000/- (Rupees Seventeen Lakh Sixty Four Thousand Only) Earnest Money Deposit (EMD) Rs.176400/- (Rupees One Lakh Seventy Six Thousand Four Hundred Only)
Mr. Jayarajan Vishwakarma Miss. Srujya Jayaraj Vishwakarma Mrs. Babyathia Jaya rajan M & A Industries (Prospect No-IL10786503, IL10751642)	10/02/2025 Rs. 3341724/- (Rupees Thirty Three Lakh Forty One Thousand Seven Hundred and Twenty Four Only) Bid Increase Amount Rs.40000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing: Flat No. 106, 1st floor, D1, Known as CASACLARA, Constructed on 14/9 A&B, 144/5, 40/2, & etc. Situated at Village Khoni, Dombivli(E), Tal. N. Kalyan., Dist.- Thane., Maharashtra, India, 421204 Area Adm. (In Sq. Ft.): Property Type: Super Built Up Area, Carpet Area Property Area: 639.00, 426.00 (Area admeasuring 618 Sq. Ft.)	26/05/2025 Total Outstanding As On Date 09/01/2026 3723841.48/- (Rupees Thirty Seven Lakh Twenty Three Thousand Eight Hundred Forty One and Forty Eight Paise Only)	Rs.3066000/- (Rupees Thirty Lakh Sixty Six Thousand Only) Earnest Money Deposit (EMD) Rs.306600/- (Rupees Three Lakh Six Thousand Six Hundred Only)

Important Information: This auction is published in accordance with 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 when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceeding.

Mr. Sachin Shrip Goriwale Mrs. Sonali Sunil Mapekar (Prospect No-IL10165486)	07/08/2023 Rs. 1504591/- (Rupees Fifteen Lakh Four Thousand Five Hundred and Ninety One Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 406 on the 4th Floor in Wing A, Carpet Area Admeasuring 219 Sq. Ft., Super Built Up Area Admeasuring 329 Sq. Ft., Survey No. 96, 1, Hissa No. 16/A, 16/B, 7/A, 7/B Bldg No.7 in the project known as Vrundavan situated at Village Devrnag, West Kalyan City, Tal. Bhiwandi, Dist Thane, Maharashtra, India, 421301	Physical Possession 18/11/2025 Total Outstanding as On Date 09/01/2026 Rs. 1756157.93/- (Rupees Seventeen Lakh Fifty Six Thousand One Hundred Fifty Seven and Ninety Three Paise Only)	Rs.1447000/- (Rupees Fourteen Lakh Forty Seven Thousand Only) Earnest Money Deposit (EMD) Rs.144700/- (Rupees One Lakh Forty Four Thousand Seven Hundred Only)
Mr. Nagendra Lachiram Yadav Mrs. Zabula Nagendra Yadav Shivam Transport (Prospect No-IL10160934, IL10388625)	18/06/2025 Rs.2053322/- (Rupees Twenty Lakh Fifty Three Thousand Three Hundred and Twenty Two Only) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 303, Floor No. 3, C wing Type F1-A2, Phase 1, Building 4 (03 Units), (E2 Type 1 Unit F1-A1, F1-A2 Type 2 Units), Land bearing Survey No. 404/2, 407/1, 407/2, Sharda Krupa Phase I, Mahim Village, Palghar/West District, Maharashtra, 401404 Property Type: Saleable Area, Carpet Area, Super Built Up Area Property Area: 558.00, 361.45, 524.00	12/01/2026 Total Outstanding as On Date 09/01/2026 Rs. 2273943.35/- (Rupees Twenty Two Lakh Seventy Three Thousand Nine Hundred Forty Three and Thirty Five Paise Only)	Rs.1971000/- (Rupees Nineteen Lakh Seventy One Thousand Only) Earnest Money Deposit (EMD) Rs.197100/- (Rupees One Lakh Ninety Seven Thousand One Hundred Only)

Date of Inspection of property 18-Feb-2026 1100 hrs -1400 hrs	EMD Last Date 20-Feb-2026 till 5 pm.	Date/ Time of E-Auction 23-Feb-2026 1100 hrs.-1300 hrs.
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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.

- TERMS AND CONDITIONS:-**
- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.lifonehome.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.lifonehome.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:- care@lifonehome.com, Support Helpline Numbers:-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@lifonehome.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 Borrowers, 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: 05-Feb-2026 Sd/- Authorised Officer, IIFL Home Finance Limited.