

**Public Notice For E-Auction Cum**

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate C Talkies, near ICICI Bank Palghar (W) - 401404 "I" IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagale Floor, Parikh Commercial Centre, Premium Park, Bolinji Agashi Road, Above OTW Hotel, Virar (West) - 401303 "under the Securitisation and R. had taken the possession of the following properties/purrsuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. udes. The Sale will be done by the undersigned through e-auction platform provided at the website: <https://www.iiflhome.com/>

S. No.	Borrower(s) Co-Borrower(s)/ Guarantor	Demand Notice Date and Amount	Description of the Immovable Property Secured Asset	Date of Symbolic Possession	Reserve Price
1.	1. Mr. Neetu Sukhvarshi Maune 2. Mrs. Neetu Nitu Maune 3. Shardha Gadi Shop (Prospect No. IL10159842)	26-Sep-2022 & Rs.23,66,752/- (Rupees Twenty Three Lakh Fifty Six Thousand Seven Hundred Fifty Two Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five 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, At. Algaon village Tal. Shahpur Thane. (Super built up area admeasuring 560 sqft)	04-Jan-2023  Total Outstanding as on Date 01-Sep-2023 Rs. 26,07,989/- (Rupees Twenty Six Lakh Seven Thousand Nine Hundred Eighty Nine Only)	Rs.16,87,500/- (Rupees Sixteen Lakh Eighty Seven Thousand Five Hundred Only)  Earnest Money Deposit (EMD) Rs. 1,68,750/- (Rupees One Lakh Sixty Eight Thousand Seven Hundred Fifty Only)
2.	1. Mr. Vijay Haribhau Lonkar, 2. Mr. Haribhau Bhanudas Lonkar, 3. Mrs. Radhabai Haribhau Lonkar, 4. M/s knowledge academy (Prospect No. IL10182988)	16-Nov-2022 Rs.26,26,688/- (Rupees Twenty Six Lakh Twenty Six Thousand Six Hundred Eighty Eight Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the Property Bearing Flat No. 301, Floor No. 3, Wing B, Building 3, admeasuring 402 Sq. Ft. with terrace of Carpet Area 402 Sq. Ft., Mahim Garden, Mahim Kewle Road, Palghar West, Maharashtra-01404 (Super built up area admeasuring 554 sqft)	02-Feb-2023  Total Outstanding as On Date 01-Sep-2023 Rs. 28,95,817/- (Rupees Twenty Eight Lakh Ninety Five Thousand Eight Hundred Seventeen Only)	Rs.17,80,500/- (Rupees Seventeen Lakh Eighty Thousand Five Hundred Only)  Earnest Money Deposit (EMD) Rs. 1,78,050/- (Rupees One Lakh Seventy Eight Thousand Fifty Only)
3.	1. Mr. Afroz Abdulgafoor Shaikh 2. Mrs. Reshma Mohammadhanif Shaikh. (Prospect No. IL10032299)	30-Jun-2022 Rs.24,41,422/- (Rupees Twenty Four Lakh Forty One Thousand Four Hundred Twenty Two Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No C-401 41th Floor Area Admeasuring 31.10 Sq.Mtrs. Carpet Area and 5.28 Sq.Mtrs Balcony Area, Corinthian Building , Labdhi Gardens, Neral, Raigad, Maharashtra, India, 410101.	12-Sep-2022  Total Outstanding as on Date 01-Sep-2023 Rs. 27,55,343/- (Rupees Twenty Seven Lakh Fifty Five Thousand Three Hundred Forty Three Only)	Rs. 17,70,825/- (Rupees Seventeen Lakh Seventy Thousand Eight Hundred Twenty Five Only)  Earnest Money Deposit (EMD) Rs. 1,77,082/- (Rupees One Lakh Seventy Seven Thousand Eighty Two Only)
4.	1. Mr. Vishal Tukaram Rahate. 2. Mrs. Sadhana Vishal Rahate. (Prospect No. IL10024811)	23-Apr-2022 & Rs.11,93,834/- (Rupees Eleven Lakh Ninety Three Thousand Eight Hundred Thirty Four Only)  Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. 405, admeasuring 22.18 Sq. Mtrs. Carpet area, on the 4th Floor, A-Wing, Evergreen Residency, Badlapur Gaon, Tal Ambarnath, Thane, Maharashtra, India-421503.	28-Jun-2022  Total Outstanding As On Date 01-Sep-2023 Rs. 13,57,679/- (Rupees Thirteen Lakh Fifty Seven Thousand Six Hundred Seventy Nine Only)	Rs.7,03,500/- (Rupees Seven Lakh Three Thousand Five Hundred Only)  Earnest Money Deposit (EMD) Rs.70,350/- (Rupees Seventy Thousand Three Hundred Fifty Only)
5.	1. Mr. Mayur Machindra Salunke 2. Mrs. Ankita Jayram Sawant (Prospect No. IL10012274)	24-Sep-2022 Rs.29,71,267/- (Rupees Twenty Nine Lakh Seventy One Thousand Two Hundred Thirty Seven Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No D/204, Carpet Area Ad Measuring 386.63 Sq.Ft., on Second Floor Poonam Imperial, Global City, Virar West 401303, Virar, Maharashtra, India, 401303 (Built up area admeasuring 660 sq. ft.)	08-Dec-2022  Total Outstanding as on Date 01-Sep-2023 Rs. 32,25,204/- (Rupees Thirty Two Lakh Twenty Five Thousand Two Hundred Four Only)	Rs.21,17,250/- (Rupees Twenty One Lakh Seventeen Thousand Two Hundred Fifty Only)  Earnest Money Deposit (EMD) Rs. 2,11,725/- (Rupees Two Lakh Eleven Thousand Seven Hundred Twenty Five Only)
6.	1. Mr. Manish Birendra Singh 2. Nirmala Containers Movers 3. Mrs. Reema Singh (Prospect No. 804480)	06-Dec-2022 Rs. 28,69,937/- (Rupees Twenty Eight Lakh Sixty Nine Thousand Nine Hundred Thirty Seven Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 101, 500 sq. ft Carpet area, also inclusive open terrace 54 sq. feet, on the 1st floor, in Wing "D" in the building known as "Ritu Word" constructed on land bearing Survey No 62/P(2/3), 64/P(1) 54, 60, 63 situated at Village Kulgaoon-Badlapur Taluka Ambarnath, District Thane, Maharashtra, India-421503. (Super built up area admeasuring 779 sqft)	20-Feb-2023  Total Outstanding as On Date 01-Sep-2023 Rs. 4,96,720/- (Rupees Four Lakh Ninety Six Thousand Seven Hundred Twenty Only)	Rs. 19,87,500/- (Rupees Nineteen Lakh Eighty Seven Thousand Five Hundred Only)  Earnest Money Deposit (EMD) Rs. 1,98,750/- (Rupee One Lakh Ninety Eight Thousand Seven Hundred Fifty Only)
7.	1. Mr. Santosh Parasnath Singh 2. Mrs. Mala Santosh Singh 3. Santosh And Associates (Prospect No. 727807)	25-Aug-2022 Rs. 32,12,667/- (Rupees Thirty Two Lakh Twelve Thousand Six Hundred Sixty Seven Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat bearing No.702, admeasuring 359 Square feet (Carpet area), 57.69 Square feet of "Usable Carpet" on Seventh Floor in B, Wing, Sector II at "Hyde Park" in the Building known as "WINAY UNIQUE GARDENS" in HDIL LAYOUT, Sector II, constructed on N.A. land admeasuring 9856.94 Square metres or thereabout, out of Survey No. 93(old Survey No. 177), Hissa No. 2, Survey No. 94(old Survey No. 182), Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, Survey No. 96(old Survey No. 178), Hissa No. 1, 2, 7A, 7B, lying being and situate at Village DON-GARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar, Maharashtra-401303.	14-Nov-2022  Total Outstanding as On Date 01-Sep-2023 Rs. 37,03,840/- (Rupees Thirty Seven Lakh Three Thousand Eight Hundred Forty Only)	Rs. 20,00,000/- (Rupees Twenty Lakh Only)  Earnest Money Deposit (EMD) Rs. 2,00,000/- (Rupees Two Lakh Only)
8.	1. Mr. Vijay Narshi Solanki 2. Mrs. Savita Vijay Solanki (Prospect No. IL10091406)	29-Jun-2022 Rs. 25,02,984/- (Rupees Twenty Five Lakh Two Thousand Nine Hundred Eighty Four 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, area admeasuring 40.69 sq. Mtr. Carpet area, Wing A, Building No 4, Survey No.33/1 To 5, Vrindavan Nagari, Village Pantembi, next to MIDC, Navapur Road, Boisar(W), Taluka & District Palghar, Maharashtra 401501 (Area Ad Measuring 519 Sq. Ft. and Super Built Up Area Ad Measuring 753 Sq. Ft.)	Physical Possession 03-Jul-2023  Total Outstanding as on Date 01-Sep-2023 Rs. 27,93,719/- (Rupees Twenty seven lakh Ninety three thousand seven hundred nineteen Only)	Rs.18,18,750/- (Rupees Eighteen Lakh Eighteen Thousand Seven Hundred Fifty Only)  Earnest Money Deposit (EMD) Rs. 1,81,875/- (Rupees One Lakh Eighty One Thousand Eight Hundred Seventy Five Only)
9.	1. Mr. Bhaskar C Ponnou 2. Mrs. Smita Bhaskar Ponnou (Prospect No. IL10032533)	30-Jun-2022 Rs. 40,87,059/- (Rupees Forty Lakh Eighty Seven Thousand Fifty Nine Only)  Bid Increase Amount Rs.40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No 1201 A Wing, 12th Floor Area Admeasuring 59.46 Sq.Mtrs Carpet Area (which is inclusive of area of balconies), Sai Sikhar Building No.3, Chikal Dongari Hall, Virar West 401303, Virar, Maharashtra, India, 401303 (Super built up area 960 sq. ft.)	28-June-2023  Total Outstanding as on Date 01-Sep-2023 Rs. 47,53,047/- (Rupees Forty Seven Lakh Fifty Three Thousand Forty Seven Only)	Rs. 29,03,250/- (Rupees Twenty Nine Lakh Three Thousand Two Hundred Fifty Only)  Earnest Money Deposit (EMD) Rs.2,90,325/- (Rupees Two Lakh Ninety Thousand Three Hundred Twenty Five Only)
10.	1. Mr. Richard R Das 2. Mrs. Madonna Das 3. Sea Air Land Logistics (Prospect No 802494 and 802495)	23-Jun-2022 Rs.47,62,098/- (Rupees Forty Seven Lakh Sixty Two Thousand Ninety Eight Only)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only) (For Prospect no. 802494)  Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only) (For Prospect no. 802495)	All that part and parcel of the property bearing Property No. 1: Flat No.101 , 1st Floor, admeasuring 34.0975 sq. Mtrs. Carpet area Wing A, Building no. 3, Riverside Greens, Village Umroli, Talathi Saja Vaje, Taluka Panvel, District Raigad, 410206, Maharashtra, India (For Prospect no. 802494)  Property No. 2: Flat No.102, 1st Floor, admeasuring 34.0525 sq. Mtrs. Carpet area Wing A, Building no. 3, Riverside Greens, Village Umroli, Talathi Saja Vaje, Taluka Panvel, District Raigad, 410206, Maharashtra, India (For Prospect no. 802495)	Date of Possession 05-Sept-2022  Total Outstanding as On Date 01-Sep-2023 Rs. 54,58,251/- (Rupees Fifty Four Lakh Fifty Eight Thousand Two Hundred Fifty One Only)	Rs.17,08,800/- (Rupees Seventeen Lakh Eight Thousand Eight Hundred Only)  Earnest Money Deposit (EMD) Rs. 1,70,880/- (Rupees One Lakh Seventy Thousand Eight Hundred Eighty Only) (For Prospect no. 802494)  Reserve Price Rs.17,55,600/- (Rupees Seventeen Lakh Fifty Five Thousand Six Hundred Only)  Earnest Money Deposit (EMD) Rs. 1,75,560/- (Rupees One Lakh Seventy Five Thousand Five Hundred Sixty Only) (For Prospect no. 802495)

**Sale (Appendix - IV A) (Rule 8(6))**

Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015,(Haryana) and Branch Office at:- Shop No.201,The Edge,2nd floor Behind Prakash Estate, Thane - 400604 " " Shop No. 105,106,107, First Floor, Vikas Galaxy, Sanewadi, Badiapur (East) - 421503 " " BM6238-306-310, 3rd Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL 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

S. No	Borrower(s) / Co-Borrower(s)/ Guarantor	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
11.	1. Prabhakar Dhames Pawar 2. Mr.Praful Prabhakar Pawar 3. Mrs.Priyanka Prabhakar Pawar (Prospect No. 908046)	26-Apr-2022 Rs.20,38,424/- (Rupees Twenty Lakh Thirty Eight Thousand Four Hundred Twenty Four Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat 303, Admeasuring 37.45sq.mtrs. Type A, Bhavani Darshan Building, Village Shirgaon, Old Satpali Road, Opp Canbara Factory, Palghar West, Palghar, 401404, Maharashtra, India (Super Built Up Area Ad Measuring 564 Sq.ft)	24-Mar-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 27,44,051/-</b> (Rupees Twenty Seven Lakh Forty Four Thousand Fifty One Only)	Rs. 10,15,500/- (Rupees Ten Lakh Fifteen Thousand Five Hundred Only) <b>Earnest Money Deposit (EMD) Rs. 1,01,550/-</b> (Rupees One Lakh One Thousand Five Hundred Fifty Only)
12.	1. Mr. Harish Mataprasad Nishad 2. Mrs.Khushi Harish Nishad (Prospect No. 883422)	30-Apr-2022 Rs.22,05,291/- (Rupees Twenty Two Lakh Five Thousand Two Hundred Ninety One Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 404, admeasuring 32.19 sq.mt., 4th floor,Wing A ,Building Type B, Shiv Residency Nandore , Patil Wadi, Near Gundecha Palghar East, Palghar, Maharashtra, 401404, India (Super Built up area admeasuring 498 sqft)	29-Apr-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 28,55,427/-</b> (Rupees Twenty Eight Lakh Fifty Five Thousand Four Hundred Twenty Seven Only)	Rs.15,12,750/- (Rupees Fifteen Lakh Twelve Thousand Seven Hundred Fifty Only) <b>Earnest Money Deposit (EMD) Rs.1,51,275/-</b> (Rupees One Lakh Fifty One Thousand Two Hundred Seventy Five Only)
13.	1. Mr. Mukesh Kumawat 2. Mrs. Sushila Bai (Prospect No. 875767)	21-Apr-2022 Rs. 24,16,489/- (Rupees Twenty Four Lakh Sixteen Thousand Four Hundred Eighty Nine Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No-G-02 admeasuring 39.82 sq.mtr., Ground Floor, K.M. Residency, Pam Tembi Village, Vrindavan Nagri, Boiser (West), Pa, Palghar, 401504, Maharashtra, India	18-May-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 32,06,496/-</b> (Rupees Thirty Two Lakh Six Thousand Four Hundred Ninety Six Only)	Rs.17,24,250/- (Rupees Seventeen Lakh twenty Four Thousand Two Hundred Fifty Only) <b>Earnest Money Deposit (EMD) Rs.1,72,425/-</b> (Rupees One Lakh Seventy Two Thousand Four Hundred Twenty Five)
14.	1.Mr. Ajaykumar R Kurmi 2.Mrs.Durga Ajaykumar Kurmi (Prospect No. 860294)	11-Nov-2021 Rs. 29,81,414/- (Rupees Twenty Nine Lakh Eighty One Thousand Four Hundred Fourteen Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 103, admeasuring 48.72 Sq. Mtrs., Building No 01, Building Type A, Wing, A-6, 1st Floor Navkar City Phase 3 Part 1, Rajwadi Nalgavkar East, Palghar, Pincode: 401208, Maharashtra, India (Super Built up area admeasuring 320 sq.ft.)	05-Apr-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 33,21,211/-</b> (Rupees Thirty Three Lakh Twenty One Thousand Two Hundred Eleven Only)	Rs. 19,85,600/- (Rupees Nineteen Lakh Eighty Five Thousand Six Hundred Only) <b>Earnest Money Deposit (EMD) Rs. 1,98,560/-</b> (Rupee One lakh Ninety Eight Thousand Five Hundred Sixty Only)
15.	1. Mr. Ram Natthulal Singh 2. Mrs.Shalu Diwakar (Prospect No. 853131)	18-Sep-2019 Rs. 19,80,381/- (Rupees Nineteen Lakh Eighty Thousand Three Hundred Eighty One Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. G2 on the Ground Floor, Wing C, Building 12, Building Type B1, Building Known as "Sodhi residency "Village "PAM-Tembhi Gram Panchayat Boisar", Panchayat Samiti, Taluka Palghar, Dist. Thane , M.H (Area Ad Measuring 530 Sq. Ft.)	27-Feb-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 27,48,330/-</b> (Rupees Twenty Seven Lakh Forty Three Thousand Three Hundred Thirty Only)	Rs. 15,29,250/- (Rupees Fifteen Lakh Twenty Nine Thousand Two Hundred Fifty Only) <b>Earnest Money Deposit (EMD) Rs. 1,52,925/-</b> (Rupees One Lakh Fifty Two Thousand Nine Hundred twenty Five Only)
16.	1.Mr.Jahangir Hasan Shaikh 2. Jahangir Robial Hoque 3. Mrs.Mumtaz Jahangir Shaikh (Prospect No. 797802)	17-Aug-2022 Rs. 33,27,388/- (Rupees Thirty Three Lakh Twenty Seven Thousand Three Hundred Eighty Eight Only ) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 1410, Area Admeasuring 416 Sq.Ft. Carpet, D Wing, Vinay Unique Imperia Bldg No.23, Sector 7 Dongra Village Chikhla, Dongare Road Near Global City, Virar West , Virar, 401303, Maharashtra,India (Super built up area admeasuring 699 sq. ft.)	28-June-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 40,57,354/-</b> (Rupees Forty Lakh Fifty Seven Thousand Three Hundred Fifty Three Only)	Rs. 23,73,750/- (Rupees Twenty Three Lakh Seventy Three Thousand Seven Hundred Fifty Only) <b>Earnest Money Deposit (EMD) Rs. 2,37,375/-</b> (Rupees Two Lakh Thirty Seven Thousand Seven Hundred Fifty Five Only)
17.	1. Mr. Chandan Balram Das 2. Mrs.Shikha Chandan Das 3. Shree Mayuresh Electricals (Prospect No. 797293)	13-Jul-2022 Rs. 18,30,970/- (Rupees Eighteen Lakh Thirty Thousand Nine Hundred Seventy Only) <b>Bid Increase Amount Rs.20,000/-</b> (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No-206,Wing-D, Bldg No-2, admeasuring 32.61 Sq. Mtrs Carpet Area and 39.13 Sq. mtrs super built up area, Krishna Nagari, Boisar West, Palghar, 401501, Maharashtra, India. (Carpet area admeasuring 351 sq. ft. and super built up area admeasuring 509 sq. ft.)	26-June-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 22,77,589/-</b> (Rupees Twenty Two Lakh Seventy Seven Thousand Five Hundred Eighty Nine Only)	Rs. 9,77,250/- (Rupee Nine Lakh Seventy Seven Thousand Two Hundred Fifty Only) <b>Earnest Money Deposit (EMD) Rs. 97,725/-</b> (Rupees Ninety Seven Thousand Seven Hundred Twenty Five Only)
18.	1. Mr. Ajay Vasave 2. Mrs.Savita Ajay Vasave (Prospect No. 765012)	19-Mar-2020 Rs.26,35,393/- (Rupees Twenty Six Lakh Thirty Five Thousand Three Hundred Ninety Three Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 102, Admeasuring 359 Sq. Feet., I.E.33.35 Sq. Mtrs.,(Carpet Area),1st Floor, H Wing, "Vinay Unique Gardens", Building No.12, Sector 2, Village Dongre, Taluka Vasai, District Thane, Maharashtra. (Super Built up area admeasuring 588 sqft)	29-Mar-2023 <b>Total Outstanding as On Date 01-Sep-2023 Rs. 35,47,518/-</b> (Rupees Thirty Five Lakh Forty Seven Thousand Five Hundred Eighteen Only)	Rs. 20,00,000/- (Rupees Twenty Lakh Only) <b>Earnest Money Deposit (EMD) Rs. 2,00,000/-</b> (Rupees Two Lakh Only)
19.	1.Mr. Santosh Shankar Palkar 2. Mrs.Swati Santosh Palkar (Prospect No. 927187)	27-May-2022 & Rs.15,36,350/- (Rupees Fifteen Lakh Thirty Six Thousand Three Hundred Fifty Only) <b>Bid Increase Amount Rs.25,000/-</b> (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 101, Floor No. 1, Carpet area admeasuring 28.04 sq. Mtr., Wing B, Building No 5, Vrindavan Nagari Village Pamtambhi, Navapur Road, Tal & Dist Palghar, Maharashtra 401501.	17-Aug-2023 <b>Total Outstanding As On Date 01-Sep-2023 Rs. 20,72,690/-</b> (Rupees Twenty Lakh Seventy Two Thousand Six Hundred Ninety Only)	Rs. 12,57,075/- (Rupees Twelve Lakh Fifty Seven Thousand Seventy Five Only) <b>Earnest Money Deposit (EMD) Rs. 1,25,707/-</b> (Rupees One Lakh Twenty Five Thousand Seven Hundred Seven Only)

Date of Inspection of property 29-Sep-2023 1100 hrs -1400 hrs EMD Last Date 03-Oct-2023 till 5 pm. Date/ Time of E-Auction 05-Oct-2023 1100 hrs -1300 hrs.

Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iiflhome.com/> and 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. or 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:-BL0036001, 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.iiflhome.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 outgoing relating to the property.  
Bidders are advised to go through the website <https://bankeauctions.com/> and <https://www.iifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.  
For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- [auction.hi@iifl.com](mailto:auction.hi@iifl.com), Support Helpline Numbers:-@7291981124/25/26.  
For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- [auction.hi@iifl.com](mailto:auction.hi@iifl.com).  
Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.  
Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law. 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**

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, in which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:- Maharashtra, Date: 18-Sep-2023 Sd/- Authorised Officer, IIFL Home Finance Limited.