

**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, Office No.709, 7th Floor, Global Business Hub, Near World Trade Centre, Khairadi Pune-411014, S.No:- 35 A,/A1/A, Plot No:- 3, & 23, Ground Floor, Shop No:- BG-9, Swadeshi Hights, Vijay Nagar Chowk, Sangli- 416416 (MH), Gr Floor, Sai Anand Pride-B, Duber Naka Ghohi Sinner Road, Sinner, Nashik-416520, Kadam Building, First Floor, Opp Suman Medical, Badliapur West-421503, 1st floor 173 Ravliwar Peth Commerce House Powai Naka Satara-415001 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.ilflhome.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	
Mrs. Pooja Prasad Trimbakkar Mr. Prasad Ashok Trimbakkar Prathmesh Enterprises (Prospect No-IL10134799)	13/01/2023 Rs. 5442737.00 (Rupees Fifty Four Lakh Forty Two Thousand Seven Hundred and Thirty Seven Only)	All that part and parcel of the property bearing: Flat No.204, 2nd Floor, Super Built Up Area Ad Measuring 616 Sq. Ft., Building Known As Yashraj Villa Village Balkum, Thane West, Maharashtra, India, 400604.	22/01/2025	Rs.4721000.00/- (Rupees Forty Seven Lakh Twenty One Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.7458394.70/- (Rupees Seventy Four Lakh Fifty Eight Thousand Three Hundred Ninety Four and Seventy Paise Only)	Rs.472100.00/- (Rupees Forty Lakh Seventy Two Thousand One Hundred Only)	
Mr. Santosh Kisanrao Korke G S Enterprises Mrs. Pragati Santosh Korke (Prospect No-IL10147102)	14/02/2023 Rs. 5462269.00 (Rupees Fifty Four Lakh Sixty Two Thousand Two Hundred and Sixty Nine Only)	All that part and parcel of the property bearing: Flat 304, 3rd floor, S.No 144/5, Land Area Ad Measuring 640 Sq. Ft., Carpet Area Ad Measuring 424 Sq.Ft., Built Up Area Ad Measuring 640 Sq. Ft., 03rd Floor, Yashraj Villa, Off Balkum Road & Old Agra Road, Majiwada, Near Raheja Complex, Balkum Taluka, Thane, Thane, 400607, Maharashtra, India	22/01/2025	Rs.4715000.00/- (Rupees Forty Seven Lakh Fifteen Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.7500122.01/- (Rupees Seventy Five Lakh One Hundred Twenty Two and One Paise Only)	Rs.471500.00/- (Rupees Forty Lakh Seventy One Thousand Five Hundred Only)	
M/s Poonam Vinayak Nikumbh Mrs. Vinayak Yajwant Nikumbh (Prospect No-IL10086087)	22/11/2023 Rs. 4320317.00 (Rupees Forty Three Lakh Twenty Thousand Three Hundred and Seventeen Only)	All that part and parcel of the property bearing: Flat No 1503, 15th Floor, A-Wing, in Building Known As Casa Elite, Under the Project Named As Lakeshore Greens Situated At Village Khoni, Lodha Palava Talaja Bypass Phata, Khoni Talaja Road, Tal Kalyan, Dombivli East, Thane, 421204, Maharashtra, India Area Admeasuring (in Sq. Ft.): Property Type: Super built up, area, Carpet area Property Area: 816.00, 493.00	06/02/2024	Rs.4621000.00/- (Rupees Forty Six Lakh Twenty One Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.5472423.20/- (Rupees Fifty Four Lakh Seventy Two Thousand Four Hundred Twenty Three and Twenty Paise Only)	Rs.462100.00/- (Rupees Four Lakh Sixty Two Thousand One Hundred Only)	
Mr. Vinod Shah Sini Granate Mrs. Bachhi Devi (Prospect No-IL10131424)	12/11/2021 Rs. 3471839.00 (Rupees Thirty Four Lakh Seventy One Thousand Eight Hundred and Thirty Nine Only)	All that part and parcel of the property bearing Flat No 1402, on Floor No. 14, in Building known as Mount Pleasant B, Ambika Estate Phase 1, situated at S.No.13(84), H.No.2, S.No.14(61), H.No.1, S.No.15(63), H.No.1 & Others, of Village Borpada, Taluka- Bhiwandi District Thane 421302 Maharashtra, India admeasuring 59.695 Sq. meters. (Built up area-900sq. ft.)	10/02/2022	Rs.3208000.00/- (Rupees Thirty Two Lakh Eight Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.3470973.14/- (Rupees Thirty Four Lakh Seventy Three Thousand Nine Hundred Seventy Three and Fourteen Paise Only)	Rs.320800.00/- (Rupees Three Lakh Twenty Thousand Eight Hundred Only)	
Mr. Tushar Vijayanand Nikale Mrs. Pnyanka Sambhaj Dipke (Prospect No-IL10239502)	21/01/2023 Rs. 4536725.00 (Rupees Forty Five Lakh Thirty Six Thousand Seven Hundred and Twenty Five Only)	All that part and parcel of the property bearing Flat No 102, 1st Floor, With Carpet Area Ad Measuring 700 Sq.ft. And Built Up Area Ad Measuring 1028 Sq.ft., Building No. 7, Regency Sarvam CHS, Titwala, Situated At Manda, Thane, Maharashtra, India, 421605	26/04/2023	Rs.3519000.00/- (Rupees Thirty Five Lakh Nineteen Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.4910788.31/- (Rupees Forty Nine Lakh Ten Thousand Seven Hundred Eighty Eight and Thirty One Paise Only)	Rs.351900.00/- (Rupees Three Lakh Fifty One Thousand Nine Hundred Only)	
Miss. Deepa Laxman Solanki Mr. Rohidas Purshotam Waghele (Prospect No-IL10304538)	24/07/2024 Rs. 2266765.00 (Rupees Twenty Two Lakh Sixty Six Thousand Seven Hundred and Sixty Five Only)	All that part and parcel of the property bearing Flat No 107, 1st Floor, Wing C, in complex known as Shivshakti Manohar Residency, Constructed On Survey No 73, Hissa No 13, Village Kurgaon, Taluka Ambemath, District Thane, Maharashtra, 421503 Area Admeasuring (in Sq. Ft.): Property Type: Carpet area, Built up area, Super built up area Property Area: 280.00, 312.00, 523.00 (super Built Up Area Ad.measuring: 528 Sq.ft)	26/11/2024	Rs.1711000.00/- (Rupees Seventeen Lakh Eleven Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2343649.09/- (Rupees Twenty Three Lakh Thirty Three Thousand Six Hundred Forty Nine and Nine Paise Only)	Rs.171100.00/- (Rupees One Lakh Seventy One Thousand One Hundred Only)	
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	
	Mrs. Kanta Ashok Ghodake Mr. Prajwal Ashok Ghodke (Prospect No- 798971)	04/03/2022 Rs. 2732798.00 (Rupees Twenty Seven Lakh Thirty Two Thousand Seven Hundred and Ninety Eight Only)	All that part and parcel of the property bearing Flat No. 206, 2nd Floor, Wing B, Mantra Senses, Survey No. 6/1, Autade Handewadi, Haveli, Pune, Maharashtra 411028, admeasuring 38.78 sq.mt & Flat No. 906.9th Floor, Wing No. A, Azalea, Survey No. 4/A, 4/A/5, Village Bhilarewadi, Haveli, Pune Maharashtra 411046 admeasuring 57.57 sq.mt.	10/08/2023	Rs.2069000.00/- (Rupees Twenty Lakh Sixty Nine Thousand Only)
		<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>
Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.3590986.11/- (Rupees Thirty Five Lakh Ninety Thousand Nine Hundred Eighty Six and Eleven Paise Only)		Rs.206900.00/- (Rupees Two Lakh Sixty Thousand Nine Hundred Only)	
Mr. Sachin Arjun Jadhav Mr. Arjun Ganpat Jadhav Mrs. Meghana Sachin Jadhav (Prospect No- 833129)	22/09/2022 Rs. 4609845.00 (Rupees Forty Six Lakh Nine Thousand Eight Hundred and Forty Five Only)	All that part and parcel of the property bearing Flat No 1802, Carpet Area 504.00 Sq. Ft., O Wing, Elite, Near Khidkaleswar Temple, Kalyan Shil Road Dombivli E, Thane, Maharashtra, India-421203	17/01/2025	Rs.3576000.00/- (Rupees Thirty Five Lakh Seventy Six Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.6985380.17/- (Rupees Sixty Nine Lakh Eighty Five Thousand Three Hundred Eighty and Seventeen Paise Only)	Rs.357600.00/- (Rupees Three Lakh Fifty Seven Thousand Six Hundred Only)	
Mr. Manoj Dilip Shinde Mr. Ravindra Dilip Shinde Mrs. Shobha Dilip Shinde Mauli Contruction (Prospect No- IL10370213)	13/05/2024 Rs. 680888.00 (Rupees Six Lakh Eighty Thousand Eight Hundred and Eighty Eight Only)	All that part and parcel of the property bearing H. No. 1722, Ward No.3, Situated at Ahatwade Bk., Walwa, Sangli, Maharashtra, India, 415401. Area Admeasuring (in Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 600.00, 534.00, 427.00	20/02/2025	Rs.563000.00/- (Rupees Five Lakh Sixty Three Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.20000.00/- (Rupees Twenty Thousand Only)		Rs.5882929.45/- (Rupees Five Lakh Eighty Eight Thousand Eight Hundred Twenty Nine and Forty Five Paise Only)	Rs.56300.00/- (Rupees Fifty Six Thousand Three Hundred Only)	
Mrs. Shobha Vijay Ghare Mr. Prashant Vijay Ghare Mr. Sharad Kisan Lole (Prospect No- 751855, 952154)	10/06/2021 Rs. 2805964.00 (Rupees Twenty Eight Lakh Five Thousand Nine Hundred and Sixty Four Only)	All that part and parcel of the property bearing: Flat No 6, 2nd Floor, S No 41, Super Built Up Area measuring 509 sq. ft., Hissa No 1A 1A, Pooja Park, Khairadi Pune, 411015, Maharashtra, India	16/05/2025	Rs.2493000.00/- (Rupees Twenty Four Lakh Ninety Three Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.4195572.99/- (Rupees Forty One Lakh Ninety Five Thousand Five Hundred Seventy Two and Ninety Nine Paise Only)	Rs.249300.00/- (Rupees Two Lakh Forty Nine Thousand Three Hundred Only)	
Mr. P N Movekar Mrs. Smita P Movekar (Prospect No-IL10081609, IL10007855)	01/08/2022 Rs. 2806082.00 (Rupees Twenty Eight Lakh Six Thousand and Eighty Two Only)	All that part and parcel of the property bearing: Flat No.207 on 2nd Floor, Building No. 05, Carpet Area admeasuring 31.06 Sq. Mtrs, Maple City, Chinlaman Chowk, Near Badliapur High School, Badliapur (W), Thane, Maharashtra, India, 421503	12/03/2025	Rs.2174000.00/- (Rupees Twenty One Lakh Seventy Four Thousand Only)	
	<b>Bid Increase Amount</b>		<b>Total Outstanding As On Date 08/09/2025</b>	<b>Earnest Money Deposit (EMD)</b>	
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.3296729.61/- (Rupees Thirty Two Lakh Ninety Six Thousand Seven Hundred Twenty Nine and Sixty One Paise Only)	Rs.217400.00/- (Rupees Two Lakh Seventeen Thousand Four Hundred Only)	
Mr. Pramod Ganpat	26/05/2022 Rs. 1697041.00	All that part and parcel of the property bearing	25/03/2025	Rs.2369000.00/- (Rupees	

Mr. Pramod Ganpat More Miss. Sakshi Pramod More Mrs. Pooja Pramod More (Prospect No- 922853, 868786)	26/05/2022 Rs. 1697041.00 (Rupees Sixteen Lakh Ninety Seven Thousand and Forty One Only)	All that part and parcel of the property bearing Flat No-001, Ground Floor, area admeasuring 393 sq. ft. carpet area, Wing 1 Building No 1, Himalaya Complex, Village-Pashane, Thane, 410101, Maharashtra, India (Area admeasuring 560 sq. ft.)	25/03/2025	Rs.2369000.00/- (Rupees Twenty Three Lakh Sixty Nine Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.3097140.01/- (Rupees Thirty Lakh Ninety Seven Thousand One Hundred Forty and One Paise Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2433677.04/- (Rupees Twenty Four Lakh Thirty Three Thousand Six Hundred Seventy Seven and Four Paise Only)	Rs.236900.00/- (Rupees Two Lakh Thirty Six Thousand Nine Hundred Only)
Mr. Pankaj Bhila Wani Mrs. Bhagyashri Ashok Pirubhaktis Mrs. Suman Bhila Wani (Prospect No-746193, 929804)	26/10/2022 Rs. 1588718.00 (Rupees Fifteen Lakh Ninety Eight Thousand Seven Hundred and Eighteen Only)	All that part and parcel of the property bearing Flat No 14, Carpet Area Ad Measuring 35.78 Sq.Mtrs. or 3rd Floor, in building known as Darshi Heights Apt. Adgaon Shiwar, Swami Samarth Nagar, Nashik, 422101, Maharashtra, India (Area admeasuring 501 sq. ft.)	26/03/2025	Rs.1825000.00/- (Rupees Eighteen Lakh Twenty Five Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.182500.00/- (Rupees One Lakh Eighty Two Thousand Five Hundred Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2433677.04/- (Rupees Twenty Four Lakh Thirty Three Thousand Six Hundred Seventy Seven and Four Paise Only)	Rs.1825000.00/- (Rupees One Lakh Eighty Two Thousand Five Hundred Only)
Mr. Husenali Meherali Sayyed Mrs. Rahilabi Husenali Sayyed (Prospect No- 919275, 803871)	21/12/2022 Rs. 2386997.00 (Rupees Twenty Three Lakh Eighty Six Thousand Nine Hundred and Ninety Seven Only)	All that part and parcel of the property bearing Flat No 102, 1st Floor, Area Ad Measuring 27.364 Sq. Mtrs. carpet area, G Wing, Golden Valley, Sonivall Village, Badliapur W, Thane 421503, Maharashtra, India (Super Built Up Area Ad Measuring 428 Sq. Ft.)	27/02/2025	Rs.1080000.00/- (Rupees Ten Lakh Eighty Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.1080000.00/- (Rupees One Lakh Eight Thousand Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.3325055.72/- (Rupees Thirty Three Lakh Twenty Five Thousand Fifty Five and Seventy Two Paise Only)	Rs.1080000.00/- (Rupees One Lakh Eight Thousand Only)
Mr. Jayprakash Nabha Pal J Enterprises Mrs. Asha (Prospect No-IL10123390)	03/09/2021 Rs. 2110328.00 (Rupees Twenty One Lakh Ten Thousand Three Hundred and Twenty Eight Only)	All that part and parcel of the property bearing Apartment 708, Floor No. 7, Mont Blanc Wing C, Area Admeasuring 454.563 Sq. Ft., Ambika Estate Phase 1, S.No.13(84), H.No.2, S.No.14(61), H.No.1, S.No.15(63), H.No.1 & Others, Village Borpada, Bhiwandi, Dist.- Thane 401302 (Area admeasuring 637 sq. ft.)	26/03/2025	Rs.1238000.00/- (Rupees Twelve Lakh Thirty Eight Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.1238000.00/- (Rupees One Lakh Twenty Three Thousand Eight Hundred Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2772082.00/- (Rupees Twenty Seven Lakh Seventy Two Thousand and Eighty Two Only)	Rs.1238000.00/- (Rupees One Lakh Twenty Three Thousand Eight Hundred Only)
Mr. Lokesh Jitendra Gaikwad Mrs. Sunita Gaikwad Jitendra Gaikwad Gaikwad Dairy Farm (Prospect No-IL10114777)	05/10/2021 Rs. 3246517.00 (Rupees Thirty Two Lakh Forty Six Thousand Five Hundred and Seventeen Only)	All that part and parcel of the property bearing Flat No. 405, Admeasuring 655 Sq.Ft., 4Th Floor, B Bldg, Snehangan, Gat.No. 65P+69P, Shindewadi, Khandala, Satara -412802.	16/07/2025	Rs.2378000.00/- (Rupees Twenty Three Lakh Seventy Eight Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.4224330.00/- (Rupees Forty Two Lakh Twenty Four Thousand Three Hundred and Thirty Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2772082.00/- (Rupees Twenty Seven Lakh Seventy Two Thousand and Eighty Two Only)	Rs.2378000.00/- (Rupees Two Lakh Thirty Seven Thousand Eight Hundred Only)
Mr. Yunus Yusuf Sayyed Mrs. Reshma Bano Yunus Sayyad (Prospect No- 890900)	20/08/2022 Rs. 1810579.00 (Rupees Eighteen Lakh Ten Thousand Five Hundred and Seventy Nine Only)	All that part and parcel of the property bearing Flat No.204, Bramha Heights, Survey No.156, admeasuring 19.97 Sq. Mtrs. (Carpet Area) & 3.15 Sq. Mtrs. (Open Balcony Area), Plot No.7,8,9, Village Mandapur, Neral, Raigad, Maharashtra, India- 410101 (Area admeasuring 381 sq. ft.)	29/04/2025	Rs.864000.00/- (Rupees Eight Lakh Sixty Four Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.2824200.00/- (Rupees Twenty Eight Lakh Twenty Four Thousand Two Hundred Only)
	Rs.20000.00/- (Rupees Twenty Thousand Only)		Rs.2824200.00/- (Rupees Twenty Eight Lakh Twenty Four Thousand Two Hundred Only)	Rs.864000.00/- (Rupees Eighty Six Thousand Four Hundred Only)
Mr. Bharat Rahul Surwade Mr. Hemant Rahul Surwade Mr. Rahul Damodar Surwade Mrs. Chandrika Rahul Surwade (Prospect No-IL10196441)	20/10/2022 Rs. 1744680.00 (Rupees Seventeen Lakh Forty Four Thousand Six Hundred and Eighty Only)	All that part and parcel of the property bearing Flat No 407, Admeasuring Carpet Area 320 Sq. Ft., 4Th Fir, Wing D, Bhavani Shankar Residency, S No 18 And H No 1 And 2 At Badisapur Ambemath, Thane, Maharashtra 421503 (Area admeasuring 439 sq. ft.)	18/03/2025	Rs.1082000.00/- (Rupees Ten Lakh Eighty Two Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.2239852.00/- (Rupees Twenty Two Lakh Thirty Nine Thousand Eight Hundred and Fifty Two Only)
	Rs.25000.00/- (Rupees Twenty Five Thousand Only)		Rs.2239852.00/- (Rupees Twenty Two Lakh Thirty Nine Thousand Eight Hundred and Fifty Two Only)	Rs.1082000.00/- (Rupees One Lakh Eight Thousand Two Hundred Only)
Mr. Santosh Sube Lal Singh Miss. Laxmi Subleel Singh Mrs. Aayesha Saifur Aslam Miya (Prospect No-IL10093005)	25/10/2024 Rs. 5079771.00 (Rupees Fifty Lakh Seventy Nine Thousand Seven Hundred and Seventy One Only)	All that part and parcel of the property bearing Flat No 204, Floor No. 2, Wing N, Casa Adriana Kalyan Hill Road, Village Khoni, Taluka Kalyan, Dombivli East, District Thane, 421204 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 853.00, 540.00	04/07/2025	Rs.4302000.00/- (Rupees Forty Three Lakh Two Thousand Only)
	Bid Increase Amount		Total Outstanding As On Date 08/09/2025	Rs.5964677.00/- (Rupees Fifty Nine Lakh Forty Six Thousand Six Hundred and Seventy Seven Only)
	Rs.40000.00/- (Rupees Forty Thousand Only)		Rs.5964677.00/- (Rupees Fifty Nine Lakh Forty Six Thousand Six Hundred and Seventy Seven Only)	Rs.4302000.00/- (Rupees Four Lakh Thirty Thousand Two Hundred Only)

Date of Inspection of property

EMD Last Date

Date/ Time of E-Auction

06/10/2025 11:00 hrs -14:00 hrs

08/10/2025 till 5 pm.

10/10/2025 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.lifelinehome.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.lifelinehome.com> > Select "My Bid" > Click on Pay Balance Amount

**Terms and Conditions:-**

- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.lifelinehome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit the payment of the EMD prior to participation. Upon payment, bidders are required to submit the electronically signed E-Tender Form/Bid Form (E-Sign) using their Aadhar Number.
- 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, costs associated with the conveyance or transfer of the land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS applicable to the transaction/payment of sale amount and submit the TDS certificate with IFL/HFL.
- Bidders are advised to go through the website <https://www.lifelinehome.com> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the 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@lifl.com](mailto:auction.hi@lifl.com), Support Helpline no. 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email - [care@liflhome.com](mailto:care@liflhome.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 IFL-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 IFL-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 : 23/09/2025

Sd/- Authorised Officer, IFL Home Finance Limited