

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

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- CTS No 4278/1 to 7 Taranji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033/ Vashi Bael Tech Park B 1006 Hfc / Office No.1006 , B Wing , 10th Floor, Bael Tech Park, Sec No 30, Vashi Stacon 400706/ Sai Arcade, 2nd Floor, Office No.201/202, Shivaji Chowk, Kalyan(W)421301/ IIFL House Sun Intotech Park Road No. 16V Plot No. B-23 , Thane Industrial Area Wagle Estate Thane 400604/ 3rd Floor Oberal Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003/ 3 Survey No. 3/1A, Plot No. 1+2+3+4, S-14 and B14, Aadish Plaza, Nagar-Mannad Road, Opp. Dawie Hos-pital, Savadi, Ahmednagar-414003/ 213 , 2nd floor, Yash Padma Arcad, Boisar Tarapur Road, Boisar (West) 401501, Dist Palghar / Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinnar,Nashik-416520/ Office no. 107 and 108, A wing, 1st floor, Pride silicon plaza, next to chaturshringi temple, SB road, Pune 411016 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFLHFL 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 Physical Possession	Reserve Price
Mr. Raju Narsing Sonkamble Mrs. Shila Raju Sonkamble (Prospect No-IL10345643)	17/01/2025, Rs.1258028 (Rupees Twelve Lakh Fifty Eight Thousand and Twenty Eight Only)	All that part and parcel of the property bearing: Flat No A-307, Third Floor, Dasta Ekivaya Phase 1, Building A, Survey No 51, City Survey No 118/7, 118/8, Chinchavali Shekin, Khopoli, Taluka Khalapur, Dist And Division Raigad, Maharashtra, 410203 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 417.00, 250.58 (area adme. 377 sq.ft)	30/09/2025 Total Outstanding as on Date 08/12/2025 Rs. 1616089.03/- (Rupees Sixteen Lakh Sixteen Thousand Eighty Nine and Three Paise Only)	Rs.1168000/- (Rupees Eleven Lakh Sixty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.116800/- (Rupees One Lakh Sixteen Thousand Eight Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	21/08/2024, Rs.1169008/- (Rupees Eleven Lakh Sixty Nine Thousand and Eight 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)	15/02/2025 Total Outstanding as on Date 08/12/2025 Rs. 1746418.12/- (Rupees Seventeen Lakh Forty Six Thousand Four Hundred Eighteen and Twelve Paise Only)	Rs.1086000/- (Rupees Ten Lakh Eighty Six Thousand Only) Earnest Money Deposit (EMD) Rs.108600/- (Rupees One Lakh Eight Thousand Six Hundred Only)
Mr. Rajeshwar Ghorai, Mr. Amiya kumar, Sachin-adrnath Ghorai, Mrs. Basati Ghorai (Prospect No-IL10363823)	21/08/2024, Rs.1454387 (Rupees Fourteen Lakh Fifty Four Thousand Three Hundred and Eighty Seven Only)	All that part and parcel of the property bearing: Flat No 307, Floor No. 3, Wing B, Shree Sadguru Residency 2, Building No 1, S No 57 6 to 8, Near Sai mandir, Village Bandhivali, Taluk Karjat, Dist Raigad, Maharashtra, India, 410101, Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area Property Area: 668.00, 461.00	30/12/2024 Total Outstanding as On Date 08/12/2025 Rs. 200629.72/- (Rupees Twenty Lakh Two Thousand Six Hundred Twenty Nine and Seventy Two Paise Only)	Rs.1361000/- (Rupees Thirteen Lakh Sixty One Thousand Only) Earnest Money Deposit (EMD) Rs.136100/- (Rupees One Lakh Thirty Six Thousand One Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	18/10/2024, Rs.2492009 (Rupees Twenty Four Lakh Ninety Two Thousand and Nine 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 ShetiBandhivali, and Sub Registration Dist. Karjat-2, Tal Karjat, Dist Raigad, Maharashtra, 410101	27/03/2025 Total Outstanding As On Date 08/12/2025 Rs. 299946.30/- (Rupees Twenty Nine Lakh Ninety Nine Thousand Six Hundred Sixty Six and Fifty Paise Only)	Rs.1401000/- (Rupees Fourteen Lakh One Thousand Only) Earnest Money Deposit (EMD) Rs.140100/- (Rupees One Lakh Forty Thousand One Hundred Only)
Mr. Tarique Umar Imtiyaz Khan Mrs. Najneen Mohd Tarique Khan, Taakir Textiles (Prospect No-IL10298449)	12/06/2023, Rs. 2629299 (Rupees Twenty Six Lakh Twenty Nine Thousand Two Hundred and Ninety Nine Only)	All that part and parcel of the property bearing: House No. 1995/63, S. No. 34, Hissa No. 1, Land Area 1800 sq. ft., Carpet Area 1650 sq. ft., Maccha Compound, Khandi Pear, Near Sadguru Hotel, Khatu, Bhiwandi, Thane., Maharashtra, 421402	10/03/2025 Total Outstanding as on Date 08/12/2025 Rs.4164666.71/- (Rupees Forty One Lakh Sixty Four Thousand Six Hundred Sixty Six and Seventy One Paise Only)	Rs.1264000/- (Rupees Twelve Lakh Sixty Four Thousand Only) Earnest Money Deposit (EMD) Rs.126400/- (Rupees One Lakh Twenty Six Thousand Four Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	22/04/2024 Rs.806886 (Rupees Eight Lakh Six Thousand Eight Hundred and Eighty Six Only)	All that part and parcel of the property bearing: Flat no 107 of wing D, in Building known as TULIP, C-3, Constructed on Old Plot no 218 to 234, New Plot No. 54, Survey No. 9361/1, 9362/2A+9 36/3, Old Survey No.1200, Part, Village Sinnar, Taluka & District Nashik, Maharashtra India, 422113	16/06/2025 Total Outstanding as on Date 08/12/2025 Rs. 1090723.63/- (Rupees Ten Lakh Ninety Thousand Seven Hundred Twenty Three and Sixty Three Paise Only)	Rs.516000/- (Rupees Five Lakh Sixteen Thousand Only) Earnest Money Deposit (EMD) Rs.51600/- (Rupees Fifty One Thousand Six Hundred Only)
Mr. Devidas Namdev Salve Mr. Vishal Devidas Salave Mrs. Mira Devidas Salve (Prospect No-IL10276415)	11/05/2024 Rs.1834771 (Rupees Eighteen Lakh Thirty Four Thousand Seven Hundred and Seventy One Only)	All that part and parcel of the property bearing: Row House No 9, First Floor, Situated at Survey no 252/A, Plot no 28/27, Village Nagardave, Taluka & District Ahmednagar, M.H, India, 414001.Area Adm. (In Sq.Ft.): Property Type: Land Area, Built Up Area, Super Built Up Area,Carpet Area Property Area: 581.00, 800.00, 629.00, 484.00	13/06/2025 Total Outstanding as on Date 08/12/2025 Rs. 2230311.51/- (Rupees Twenty Two Lakh Thirty Thousand Three Hundred Eleven and Fifty One Paise Only)	Rs.1167000/- (Rupees Eleven Lakh Sixty Seven Thousand Only) Earnest Money Deposit (EMD) Rs.116700/- (Rupees One Lakh Sixteen Thousand Seven Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	18/03/2024 Rs. 831101/- (Rupees Eight Lakh Thirty One Thousand One Hundred and One Only)	All that part and parcel of the property bearing: Flat No 311, Floor No. 3, Building B13, Affordable Housing Scheme EWS/LIG along with convenient shopping in sector 12 by PCNTDA under PMAY, S.No 56.57, 58, 61, 62, 63 Plot No A1,A2, A3, A4, B1, B2, B3, B4 Sector No 12 at Bhosari, Pune, 411026 Area Admeasuring (In Sq. Ft.): Property Type:Saleable Area, Carpet Area Property Area: 429.00, 318.00	18/07/2025 Total Outstanding as on Date 08/12/2025 Rs. 1081310.81/- (Rupees Ten Lakh Eighty One Thousand Three Hundred Ten and Eighty One Paise Only)	Rs.557000/- (Rupees Five Lakh Fifty Seven Thousand Only) Earnest Money Deposit (EMD) Rs.55700/- (Rupees Five Thousand Seven Hundred Only)
Mrs. Prachi Rajesh Batellu Mr. Rajesh Pachetlu Batellu Mrs. Rekha Rajesh Batellu (Prospect No-IL10222555)	17/09/2024 Rs.2056613/- (Rupees Twenty Lakh Fifty Six Thousand Six Hundred and Thirteen Only)	All that part and parcel of the property bearing: Flat No 202 C-1 Building 2nd Floor Playtor Paud Gat No 245, 266 At Paud, Mulshi, Pune, 412108 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: \$46.00, 402.00	11/02/2025 Total Outstanding as on Date 08/12/2025 Rs. 2763211/- (Rupees Twenty Seven Lakh Sixty Three Thousand Two Hundred and Eleven Only)	Rs.1053000/- (Rupees Ten Lakh Fifty Three Thousand Only) Earnest Money Deposit (EMD) Rs.105300/- (Rupees One Lakh Fifty Thousand Three Hundred Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)			
	18/09/2024 Rs. 1391335/- (Rupees Thirteen Lakh Ninety One Thousand Three Hundred and Thirty Five Only)	All that part and parcel of the property bearing: Flat no 606, Floor No. 6, B/52, Prem Narayan Residency, S.No.58/2/2, At Algaon village Tal.Shanpur Thane, Maharashtra, India, 421301, Area Adm. (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 295.00, 180.00 (Area admeasuring 261 sq. ft.)	19/11/2025 Total Outstanding as on Date 08/12/2025 Rs. 1689255.16/- (Rupees Sixteen Lakh Eighty Nine Thousand Two Hundred Fifty Five and Sixteen Paise Only)	Rs.729000/- (Rupees Seven Lakh Twenty Nine Thousand Only) Earnest Money Deposit (EMD) Rs.72900/- (Rupees Seventy Two Thousand Nine Hundred Only)
Mr. Akhilesh Bindeshwan Vishwakarma Mrs. Gunja Akhilesh Vishwakarma M/S A K Enterprise (Prospect No-IL10188193)	17/01/2025 Rs.1148366/- (Rupees Eleven Lakh Forty Eight Thousand Three Hundred and Sixty Six Only)	All that part and parcel of the property bearing: Flat No 303, Floor No. 3, Paramount Enclave, BLDG 02, S.no 10231+2/25 (New Sy.No. 1023/9, 1023/9/1), Village Mahim, Tal & Dist Palghar, MH, 401404, Area Adm. (In Sq.Ft.) Property Type: Saleable Area, Carpet Area Property Area: 367.00, 228.00 (Super Built Up Area admeasuring 342 Sq.Ft.)	27/06/2025 Total Outstanding as On Date 08/12/2025 Rs. 151872.92/- (Rupees Fifteen Lakh Eighteen Thousand Seven Hundred Seventy Two and Ninety Two Paise Only)	Rs.909000/- (Rupees Nine Lakh Nine Thousand Only) Earnest Money Deposit (EMD) Rs.90900/- (Rupees Ninety Thousand Nine Hundred Only)
	Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)			
	16/11/2022 Rs.2626683 (Rupees Twenty Six Lakh Twenty Six Thousand Six Hundred and Eighty Eight 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 Kelve Road, Palghar West, Maharashtra-401404 (Area ad Measuring 369 Sq. Ft. and Super Built Up Area ad Measuring 554 Sq. Ft.)	05/02/2024 Total Outstanding as on Date 08/12/2025 Rs. 4071236.48/- (Rupees Forty Lakh Seventy One Thousand Two Hundred Thirty Six and Forty Six Paise Only)	Rs.850000/- (Rupees Eighty Five Thousand Only) Earnest Money Deposit (EMD) Rs.85000/- (Rupees Eighty Five Thousand Only)
Mr. Krishna Raghunath Salve Sh. Shital, Kishore (Prospect No-IL10182988)	16/12/2023 Rs.1507677 (Rupees Fifteen Lakh Seven Thousand and Six Hundred and Seventy Seven Only)	All that part & parcel of the property bearing: Flat No 4-A on Silt First Floor in Building known as Sai Dechran Apartment Situated at	02/04/2025 Total Outstanding as on	Rs.861000/- (Rupees Eight Lakh Sixty One Thousand

Mr. Krishna Raghunath Sable Mrs. Shital Krishna Sable Transport Services (Prospect No- IL1033088, IL10172630)	16/12/2023 Rs.1507677 (Rupees Fifteen Lakh Seven Thousand Six Hundred and Seventy Seven Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No 4-A on Silt First Floor in Building known as Sai Darshan Apartment Situated at Gat No 31/8/21 to 4/A on Plot No 7 & 8 of Village Pimpalgaon Bahula, Taluka & District Nashik, M.H. India, 422013, Area Adm. (In Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 421.00, 311.00	02/04/2025 Total Outstanding as on Date 08/12/2025 Rs. 2095342.72/- (Rupees Twenty Lakh Ninety Five Thousand Three Hundred Forty Two and Seventy Two Paise Only)	Rs.861000/- (Rupees Eight Lakh Sixty One Thousand Only) Earnest Money Deposit (EMD) Rs.86100/- (Rupees Eighty Six Thousand One Hundred Only)
Mr. Sangamnath Basavraj Jamadar Mrs. Lalita Sangamnath Jamadar (Prospect No- IL10169513)	18/12/2023 Rs.1440322 (Rupees Fourteen Lakh Forty Thousand Three Hundred and 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 303, Floor No. 3, WING F, Silver 9, Gat No.230, Borhadewadi, Dehu Moshi Road, Opposite Bharat Petrol Pump, Moshi, Haveli, Pune, Maharashtra 412105	06/03/2025 Total Outstanding as on Date 08/12/25 Rs.1858303.97/- (Rupees Eighteen Lakh Fifty Eight Thousand Three Hundred Three and Ninety Seven Paise Only)	Rs.1241000/- (Rupees Twelve Lakh Forty One Thousand Only) Earnest Money Deposit (EMD) Rs.124100 (Rupees One Lakh Twenty Four Thousand One Hundred Only)
Mrs. Rekhabai Manoj Kamble Mr. Manoj Yadav Kamble Samsuddhi Enterprises Sanskari Transport (Prospect No- IL10166801, IL10470819)	17/01/2025 Rs. 1976954/- (Rupees Nineteen Lakh Seventy Six Thousand Nine Hundred and Fifty Four Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 101, 1st Floor, D Wing, Greenvile, Gat No. 121, Behind Mahala, Parandwadi Road, Opp. Ellwood, Village Somatane, Maval, Pune- 410206. Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 440.00, 274.00, (Built Up Area admeasuring 450 Sq. Ft.)	15/07/2025 Total Outstanding as on Date 08/12/2025 Rs. 2458869.21/- (Rupees Twenty Four Lakh Fifty Eight Thousand Eight Hundred Sixty Nine and Twenty One Paise Only)	Rs.1313000/- (Rupees Thirteen Lakh Thirteen Thousand Only) Earnest Money Deposit (EMD) Rs.131300/- (Rupees One Lakh Thirty One Thousand Three Hundred Only)
Mr. Santosh Upadhyay Mrs. Archana Santosh Upadhyay (Prospect No- IL10166483)	19/05/2023 Rs. 923347/- (Rupees Nine Lakh Twenty Three Thousand Three Hundred and Forty Seven Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No 208, Floor No. 2, Carpet Area Measuring 213 Sq. Ft., LBS, Purank City Sector 1, S.No. 58, S.No. 60/7B, S.No. 64/7, S.No. 134/1 To 5 At Village - Pimpoli, Neral , Raigad , 410101, Maharashtra (Super Built Up Ad.Measuring: 309 Sq.ft)	29/04/2025 Total Outstanding as on Date 08/12/2025 Rs. 1460321.82/- (Rupees Fourteen Lakh Sixty Thousand Three Hundred Twenty One and Eighty Two Paise Only)	Rs.668000/- (Rupees Six Lakh Fifty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.66800/- (Rupees Sixty Six Thousand Eight Hundred Only)
Mr. Taj Mohammad Lal Mohammad Lal Gudiya Banu Taj Mohammad Khan (Prospect No- IL10156639)	18/01/2024 Rs.1389854/- (Rupees Thirteen Lakh Eighty Nine Thousand Eight Hundred and Fifty Four Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No.412, Floor No. 4, Building No 6 Type C, Thakur Nagari, S.No.61/1/4/2 Village Pashal Kashibai Wadi Near Sayali Hotel & MSEB Office Tarapur Road, Bolisar West, Palghar, 410101 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 413.00, 269.00 (Super Built Up Area Ad.Measuring: 405 Sq.ft.)	10/03/2025 Total Outstanding as on Date 08/12/2025 Rs. 1800240.90/- (Rupees Eighteen Lak Two Hundred Forty and Ninety Paise Only)	Rs.828000/- (Rupees Eight Lakh Twenty Eight Thousand Only) Earnest Money Deposit (EMD) Rs.82800/- (Rupees Eighty Two Thousand Eight Hundred Only)
Miss. Shahin Nabila Mulla Mr. Nabila Rahman Mulla Mrs. Aishybi Nabila Mulla No-IL10154633	13/02/2024 Rs. 1190005 (Rupees Eleven Lakh Ninety Thousand and Five Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: Flat No.8, Ground Floor, A2 Bldg, Ploytor, 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, 280.94 (Super Built Up Area 365 sq.ft.)	12/03/2025 Total Outstanding as on Date 08/12/2025 Rs. 159364.29/- (Rupees Fifteen Lakh Ninety Three Thousand Five Hundred Ninety Four and Twenty Nine Paise Only)	Rs.853000/- (Rupees Eight Lakh Fifty Three Thousand Only) Earnest Money Deposit (EMD) Rs.85300/- (Rupees Eighty Five Thousand Three Hundred Only)
Mr. Aniket Narsingh Sonavane Mrs. Swapnil Aniket Sonavane (Prospect No- IL10140833)	19/03/2024 Rs.3254553/- (Rupees Thirty Two Lakh Fifty Four Thousand Five Hundred and Fifty Three Only) Bid Increase Amount Rs.40000/- (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 Katemavali, Kalyan East, Tal. Kalyan, District Navi, Mri, India, 421306. Area Admeasuring (In Sq. Ft.): Property Type: Carpet Area Property Area: 485 (Area admeasuring 739 sq. ft.)	29/04/2025 Total Outstanding as on Date 08/12/2025 Rs. 360273.77/- (Rupees Thirty Six Lakh Two Thousand Seven Hundred Twenty Three and Seventy Seven Paise Only)	Rs.2635000/- (Rupees Twenty Six Lakh Thirty Five Thousand Only) Earnest Money Deposit (EMD) Rs.263500/- (Rupees Two Lakh Sixty Three Thousand Five Hundred Only)
Mr. Periswami Adimalai Devendra Mrs. Laxmi Periswami Devendra Ikram Bakers And Cake Shop (Prospect No IL10190612, IL10197868)	21/01/2025 Rs.3583548/- (Rupees Thirty Five Lakh Eighty Three Thousand Five Hundred and Forty Eight Only) Bid Increase Amount Rs.20000/- (Rupees Twenty Thousand Only) (For prospect no. IL10190612) Bid Increase Amount Rs.25000/- (Rupees Twenty Five Thousand Only) (For prospect no. IL10197868)	All that part and parcel of the property bearing Property 2: Flat No.3, Ground Floor in B Wing, Shree Swami Samarth, Building No.2, Gut No. 101, Hissa No.3, Village Chinchavali, Tarfe Vaje, Tal. Panvel, District Raigad, 410206 Area Admeasuring (In Sq. Ft.): Property Type: Built Up Area Property Area: 350.00 (Area Admeasuring 332 Sq. Ft.) (For Prospect No. IL10190612) Property 2: Flat No.4, Ground Floor in B Wing, Shree Swami Samarth, Building No.2, Gut No. 101, Hissa No.3, Village Chinchavali, Tarfe Vaje, Tal. Panvel, District Raigad, 410206 Area Admeasuring (In Sq. Ft.): Property Type: Built Up Area Property Area: 680.00 (Area admeasuring 508 Sq. ft.) (For prospect no. IL10197868)	14/11/2025 Total Outstanding as On Date 07/12/2025 Rs. 3956049/- (Rupees Thirty Nine Lakh Fifty Six Thousand and Forty Nine Only)	Rs. 8,70,000/- (Rupees Eight Lakh Seventy Thousand Only) Earnest Money Deposit (EMD) Rs. 87,000/- (Rupees Eighty Seven Thousand Only) (For prospect no.IL10190612) Reserve Price Rs. 14,09,000/- (Rupees Fourteen Lakh Nine Thousand Only) Earnest Money Deposit (EMD) Rs.1,40,900/- (Rupees One Lakh Forty Thousand Nine Hundred Only) (For prospect no.IL10197868)

Date of Inspection of property
21-Jan-2026 1100 hrs -1400 hrs

EMD Last Date
23-Jan-2026 till 5 pm.

Date/ Time of E-Auction
27-Jan-2026 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.ilflonehome.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.ilflonehome.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.ilflonehome.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.ilflonehome.com> and <https://www.ilfl.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@ilflonehome.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@ilflonehome.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: 06-Jan-2026

Sd/- Authorised Officer, IIFL Home Finance Limited.