

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

Sale of immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Intoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at:- Office No.701, 7th Floor, 21st Century Business Center, Near Udhna Darwaja, Ring Road, Surat - 395002/ Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr. Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad - 380051 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 has 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.iiflhome.com](http://www.iiflhome.com)

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Possession	Reserve Price
1. Mr. Mukesh bha Dineshbhai Mohit, 2. Mrs. Pinkyben Mukesh Moithe (Prospect No IL10302903)	13-Jun-2023 & Rs.17,90,648/- (Rupees Seventeen Lakh Ninety Thousand Six Hundred Forty Eight Only)  Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Plot no.33-B, Hanuman Nagar, Ward 8, Survey no.131/3, Land Area 560 sq. ft., Carpet Area 508.3 sq. ft., Built-Up Area 610 sq. ft., Village: Vijalpur, Nr. Aakashganga Society, Sub. dist.: Jalalpur, Dist.: Navsari, Gujarat, India, 396450	06-Nov-2023  Total Outstanding as On Date 03-May-2024 Rs.19,65,999/- (Rupees Nineteen Lakh Sixty Five Thousand Nine Hundred Ninety Nine Only)	Rs.12,00,000/- (Rupees Twelve Lakh Only)  Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)
1. Mr. Vekateshwari Sathaiakh Kandagatia, 2. Mrs. Shobarani Venkateshwari Kandagatia (Prospect No 818387)	12-Jun-2023 & Rs.10,67,489/- (Rupees Ten Lakh Sixty Seven Thousand Four Hundred Eighty Nine Only)  Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot No-173 , Land Area Ad Measuring 432 Sq. Ft., Built Up Area Ad Measuring 235 Sq. Ft., Ghanashyam Residency Vibhag -2 , situated on the land bearing R.S No. 113/3, Block No. 126 , Jolwa , Palsana , Surat, 394180, Gujarat, India.	14-Sep-2023  Total Outstanding As On Date 03-May-2024 Rs. 12,48,616/- (Rupees Twelve Lakh Forty Eight Thousand Six Hundred Sixteen Only)	Rs. 6,06,600/- (Rupees Six Lakh Six Thousand Six Hundred Only)  Earnest Money Deposit (EMD) Rs. 60,660/- (Rupees Sixty Thousand Six Hundred Sixty Only)
1. Mr. Har Lal Singh Baja 2. Mrs. Soniya Fariya 3. Harit Singh Baja (Prospect No IL10117757)	18-Oct-2022 & Rs.14,22,903/- (Rupees Fourteen Lakh Twenty Two Thousand Nine Hundred Three Only)  Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No. D-103, Block D, 1st Floor, Carpet Area 272 sq. ft., Shanti Shukra, Nr. HFI cross road, Narol, Ahmedabad 382003  (Super Built Up Area 585 sq. ft.)	Physical Possession 12-Aug-2023  Total Outstanding as On Date 03-May-2024 Rs.16,16,019/- (Rupees Sixteen Lakh Sixteen Thousand Nineteen Only)	Rs.6,00,000/- (Rupees Six Lakh Only)  Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)
1. Mr. Rakhee Sanjay bhai Yadav, 2. Mrs. Sanjay Jagatirani Yadav, 3. Mohini Tiffin Service, 4 Aryan Colour Contractor (Prospect No IL10255181)	12-Apr-2023 & Rs.6,65,364/- (Rupees Six Lakh Sixty Five Thousand Three Hundred Sixty Four Only)  Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No.205 , 2nd Floor, Built Up Area Ad Measuring 350 Sq. Ft., and Carpet Area Ad Measuring 377 Sq. Ft., Block D, Mezz Heights , T.P scheme no. 75 , F.P. no.3rd Block no. 297 , Opp. Samor Heights Village Muthiya , Hanspura, Naroda, Ahmedabad, Gujarat, India, 382330.	24-Feb-2024  Total Outstanding as On Date 03-May-2024 Rs. 9,52,839/- (Rupees Nine Lakh Fifty Two Thousand Eight Hundred Thirty Nine Only)	Rs.10,00,000/- (Rupees Ten Lakh Only)  Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only)
Date of Inspection of property 14-Jun-2024 1100 hrs -1400 hrs		EMD Last Date 19-Jun-2024 till 5 pm.	Date/ Time of E-Auction 21-Jun-2024 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 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, upon successful bid, has to be paid 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:-SCBL036001, 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 outgoings relating to the property.
- Bidders are advised to go through the website <https://www.iiflhome.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@iiflhome.com](mailto:care@iiflhome.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@iiflhome.com](mailto:care@iiflhome.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.