

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

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate 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 Talkies, near ICICI Bank Palghar (W) - 401404" 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.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  |
|---|---|---|---|--|
| 1 Mr. Rajiv Namdev Tayada<br>2 Dhani Enterprises<br>3 Mrs. Jashvi Rajiv Tayada (Prospect No IL1008538)                            | 21-Apr-2022 & Rs.23,53,862/- (Rupees Twenty Three Lakh Fifty Three Thousand Eight Hundred Sixty Two Only) | All that part and parcel of the property Flat 102, Admeasuring 37.21 Sq. mtr. Floor No 1, Wing B, Bldg No 7 C2 Wing B, Goldeneye Kamlishababaroad Satpati Shirgaon Palghar W Dist Maharashtra 401407 (Super built up area admeasuring 510 sq. ft.)  | 08-Jun-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as On Date 05-Feb-2024 Rs.26,73,457/- (Rupees Twenty Six Lakh Seventy Three Thousand Four Hundred And Fifty Seven Only) | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1 Mrs. Shraddha Ganesh Sintel<br>2 Elite Eagle<br>3 Mr. Ganesh Mohan Sintel (Prospect No IL10116383)                              | 27-Jan-2022 & Rs.22,54,409/- (Rupees Twenty Two Lakh Fifty Four Thousand Four Hundred Nine Only)          | All that part and parcel of the property Flat no. 105, Floor No 1, area measuring 385 sq. ft., Building No 9 Wing B, Golden Eye Kamlisha Baba Road, Satpati Shirgaon Palghar W Dist. Maharashtra 401405 (Super built up area 648 Sq. ft.)   | 25-Oct-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as on Date 05-Feb-2024 Rs.25,53,540/- (Rupees Twenty Five Lakh Fifty Three Thousand Five Hundred And Forty Only)        | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mr. Peeyush Harichand Gupta<br>2. Boom Fashion<br>3. Mrs. Ruchika Peeyush Gupta (Prospect No IL10119320)                       | 19-Mar-2022 & Rs.25,31,305/- (Rupees Twenty Five Lakh Thirty One Thousand Three Hundred Five Only)        | All that part and parcel of the property 106, area admeasuring 39.35 Sq. Mtrs., Floor No. 1, Wing B, Building No 9, Goldeneye Kamlisha baba road, Satpati Shirgaon, Palghar W Dist. Maharashtra, 401405 (super built up area 539 sq. ft.)   | 24-Mar-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as On Date 05-Feb-2024 Rs.34,35,555/- (Rupees Thirty Four Lakh Thirty Five Thousand Five Hundred And Fifty Five Only)   | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mr. Madhuri Vishnu Bhoir, 2 Madiri Infotech, 3 Mrs. Vimal Vishnu Bhoir, 4. Mr. Vishnu Janardhan Bhoir (Prospect No IL10120372) | 04-Feb-2022 & Rs.25,15,583/- (Rupees Twenty Five Lakh Fifteen Thousand Five Hundred Eighty Three Only)    | All that part and parcel of the property Unit No. 403, Carpet area measuring 382 sq ft., Floor No. 4, Wing B, Bldg No 7 C2 Wing B, Goldeneye Kamlishababaroad Satpati Shirgaon Palghar W Dist. Maharashtra 401407 (Auper built up area 580 Sq. ft.)   | 25-Oct-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding As On Date 05-Feb-2024 Rs.29,22,107/- (Rupees Twenty Nine Lakh Twenty Two Thousand One Hundred And Seven Only)          | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mr. Yousuf Ahmad Majid Khan<br>2. Mk Kirana And General Store<br>3. Mrs. Nilofarbegum (Prospect No IL10120522)                 | 19-Aug-2021 & Rs.23,47,001/- (Rupees Twenty Three Lakh Forty Seven Thousand and One Only)                 | All that part & parcel of the property Flat No 303, Area Admeasuring 354 Sq. Ft., Floor No 3, Wing A, Bldg No 7, (C2 Wing A), Golden Eye, GUT NO 394 395, New Satpati Road, Lane Opp. Radhe Krishna Mandir, Phad, Tal. Dist. Palghar, Shirgaon, Maharashtra 401405 (Adopted Super Built up area: 555 sq. ft.) | 25-Aug-2022   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as On Date 05-Feb-2024 Rs.27,53,009/- (Rupees Twenty Seven Lakh Fifty Three Thousand And Nine Only)                     | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mr. Sajid Zakir Ali<br>2. Leaf International<br>3. Mrs. Rehana Sajid Ali (Prospect No IL10121968)                              | 09-Sep-2021 & Rs.26,07,770/- (Rupees Twenty Six Lakh Seven Thousand Seven Hundred Seventy Only)           | All that part and parcel of the property Flat no. 602, Floor No. 6, Area Admeasuring 385 Sq. Ft., Wing B, Gut no. 394 395, Building No 9 Wing B, Goldeneye Kamlishababaroad Satpati Shirgaon Palghar W Dist. Maharashtra 401405 (Adopted super built up area 648 sq. ft.)                                     | 25-Aug-2022   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as On Date 05-Feb-2024 Rs.30,93,714/- (Rupees Thirty Lakh Ninety Three Thousand Seven Hundred And Fourteen Only)        | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mr. Datta Limbaji Jogdand<br>2. Mrs. Mangal Datta Jogdand (Prospect No IL10126075)   | 13-Jan-2022 & Rs.25,48,123/- (Rupees Twenty Five Lakh Forty Eight Thousand One Hundred Twenty Three Only) | All that part and parcel of the property Flat No. 202, area measuring 364 sq ft., Wastward on Floor No 2, Wing B, Building No 4, Gut No 394 395 Golden Eye Kamlisha Baba Road Satpati Shirgaon Palghar W Dist Maharashtra 401405 (Super built up area 555 Sq. ft.)  | 25-Oct-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as On Date 05-Feb-2024 Rs.29,51,181/- (Rupees Twenty Nine Lakh Fifty One Thousand One Hundred And Eighty One Only)      | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1 Miss Parvin Mansoor Dinani<br>2. Mrs. Ashraf Mansoor Dinani (Prospect No IL10132621)  | 20-Jan-2022 & Rs.22,12,429/- (Rupees Twenty Two Lakh Twelve Thousand Four Hundred Twenty Nine Only)       | All that part and parcel of the property Flat no 703, area admeasuring 39.36 Sq. Mtrs., Floor No- 7, WING B, BUILDING NO- 9, Golden Eye, Kamlisha Baba Road, Satpati, Shirgaon, Dist. Palghar, Maharashtra- 401405 (Super built up area 648 Sq. ft.)  | 17-Nov-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding As On Date 05-Feb-2024 Rs.24,52,301/- (Rupees Twenty Four Lakh Fifty Two Thousand Three Hundred And One Only)           | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |
| 1. Mrs. Rakhi Sandeep Gade<br>2. Mr. Sandeep Anna Gade<br>3. Ashok Kirana Shop (Prospect No IL10132989)                           | 17-Jan-2022 & Rs.20,70,654/- (Rupees Twenty Lakh Seventy Thousand Six Hundred Fifty Four Only)            | All that part and parcel of the property Flat No 302, Admeasuring 364 sq ft., Floor No 3rd, Wing B, Bldg No 7 C2 Wing B, Golden eye Gut No. 394 395, Kamlisha Baba Road Satpatb Shirgaon Palghar W Dist. Maharashtra, Pincod:401405 (Super built up area admeasuring 580 Sq Ft.)                              | 17-Nov-2023   | Rs.10,00,000/- (Rupees Ten Lakh Only)                            |
|   | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)   |   | Total Outstanding as on Date 05-Feb-2024 Rs.21,31,397/- (Rupees Twenty One Lakh Thirty One Thousand Three Hundred And Ninety Seven Only)  | Earnest Money Deposit (EMD) Rs.1,00,000/- (Rupees One Lakh Only) |



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| 1 Miss Parvin Mansoor Dinani<br>2.Mrs Ashraf Mansoor Dinani<br>(Prospect No IL10132621)  | 20-Jan-2022 & Rs.22,12,429/-<br>(Rupees Twenty Two Lakh Twelve Thousand Four Hundred Twenty Nine Only)       | All that part and parcel of the property Flat no 703 area admeasuring 39.36 Sq Mtrs Floor No- 7, WING B, BUILDING NO- 9, Golden Eye, Kamlisha Baba Road, Satpali, Shirgaon, Dist. Palghar, Maharashtra- 401405 (Super built up area 648 Sq. ft.)  | 17-Nov-2023   | Rs.10,00,000/-<br>(Rupees Ten Lakh Only) |
|  | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)  |   | Total Outstanding As On Date 05-Feb-2024<br>Rs.24,52,301/- (Rupees Twenty Four Lakh Fifty Two Thousand Three Hundred And One Only)          |  |
| 1 Mrs Rakhi Sandeep Gade<br>2.Mr Sandeep Anna Gade<br>3.Ashok Kirana Shop<br>(Prospect No IL10132989)  | 17-Jan-2022 & Rs.20,70,654/-<br>(Rupees Twenty Lakh Seventy Thousand Six Hundred Fifty Four Only)            | All that part and parcel of the property Flat No 302, Admeasuring 364 sq. ft., Floor No 3rd, Wing B, Bldg No 7 C2 Wing B, Golden eye Gul No. 394 395, Kamlisha Baba Road Satpali Shirgaon Palghar W Dist. Maharashtra. Pincode:401405 (Super built up area admeasuring 580 Sq Ft.)  | 17-Nov-2023   | Rs.10,00,000/-<br>(Rupees Ten Lakh Only) |
|  | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)  |   | Total Outstanding as on Date 05-Feb-2024<br>Rs.21,31,397/- (Rupees Twenty One Lakh Thirty One Thousand Three Hundred And Ninety Seven Only) |  |
| 1 Mr Manjeet Samuel Gawai , 2 Happy Dairy And Daily Needs<br>3.Mrs.Mariya Shamuvel Gawai 4.Mr.Samuel Raghunath Gawai<br>(Prospect No IL10135464) | 13-Jan-2022 & Rs.25,69,028/-<br>(Rupees Twenty Five Lakh Sixty Nine Thousand and Twenty Eight Only)          | All that part and parcel of the property Flat No 301, Floor No. 3, Wing B, Bldg No 7 C2 Wing B, Admeasuring carpet area 382 Sq. Ft., Goldeneye Kamlisha baba road Satpali Shirgaon Palghar W Dist. Maharashtra 401405 (Super Built Up Area:- 580 Sq.ft)   | 25-Oct-2023   | Rs.10,00,000/-<br>(Rupees Ten Lakh Only) |
|  | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)  |   | Total Outstanding As On Date 05-Feb-2024<br>Rs.26,88,807/- (Rupees Twenty Six Lakh Eighty Eight Thousand Eight Hundred And Seven Only)      |  |
| 1. Mr Rampravesh Surendranath Dubey<br>2 Mrs.Renu Rampravesh Dubey<br>3.SN Packing<br>(Prospect No IL10135946)                                   | 03-Mar-2022 & Rs.28,23,122/-<br>(Rupees Twenty Eight Lakh Twenty Three Thousand One Hundred Twenty Two Only) | All that part & parcel of the property Flat No. 102, admeasuring 364 sq. ft., East ward Facing, on the 1st Floor, Building No 4 (C-3/ B-Wing), In Kolak Builders' Golden Eye Project Bearing Survey No. 394 And 395 Situated At Vill. Shirgaon, Tal. Dist. Palghar, 401405 , M H, India (Super built up area 555 sq. ft.) | 03-Mar-2023   | Rs.10,00,000/-<br>(Rupees Ten Lakh Only) |
|  | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)  |   | Total Outstanding as On Date 05-Feb-2024<br>Rs.30,88,083/- (Rupees Thirty Lakh Eighty Eight Thousand And Eighty Three Only)                 |  |
| 1 Mr Kumar Chandu Patil<br>2. Mrs Anita Kumar Patil<br>3. Manali kirana store<br>(Prospect No IL10141963)  | 17-Jan-2022 & Rs.24,28,166/-<br>(Rupees Twenty Four Lakh Twenty Eight Thousand One Hundred Sixty Six Only)   | All that part and parcel of the property Flat No 201, Admeasuring 385 Sq.Ft Floor No. 2, Wing B, Building No 9 Wing B, Golden Eye, Kamlishababaroad Satpali Shirgaon Palghar W Dist. Maharashtra 401405 (Area Ad Measuring 648 Sq.Ft.)  | 25-Aug-2022   | Rs.10,00,000/-<br>(Rupees Ten Lakh Only) |
|  | Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)  |   | Total Outstanding as On Date 05-Feb-2024<br>Rs.27,22,448/- (Rupees Twenty Seven Lakh Twenty Two Thousand Four Hundred And Forty Eight Only) |  |

Date of Inspection of property  
06-Mar-2024 1100 hrs -1400 hrs

EMD Last Date  
06-Mar-2024 till 5 pm.

Date/ Time of E-Auction  
11-Mar-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.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, 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:-SCBL0036001, 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.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.
- 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:- [auction.hl@ilfl.com](mailto:auction.hl@ilfl.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:- [auction.hl@ilfl.com](mailto:auction.hl@ilfl.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

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: 22-Feb-2024

Sd/- Authorised Officer, IIFL Home Finance Limited.

