

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

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:- IIFL House Sun Infotech Park Road No. 16V Plot No.B-23, Thane Industrial Area Wagle Estate Thane – 400604", "1st floor 173 Raviwar Peth Commerce House Powai Naka Satara-415001", "Office no. 107 and 108, A wing, 1st Floor, Pride silicon plaza, next to chaturshingi temple, SB road, Pune 411016", VASHI BSEL TECH PARK B 1006 HFC (Office No.1006, B wing, 10th floor, bsel tech park, Sec no 30, vashi staoon 400706, Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinnar, Nashik-416520, 3rd Floor Oberai Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003, Sai Arcade, 2nd Floor, Office No.201/202, Shivaji Chowk, Kalyan(W)421301", "Kadam Building, First Floor, Opp Suman Medical, Badlapur West-421503", "Gyarsi Prasad Plot No.222, Second Floor in above of G P Parshik Sahakari Bank Ltd Ram Nagar Road Opposite of Venus Book Depot Gokulpeth, Nagpur – 440010", "CTS NO 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033" 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](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 Symbolic Possession	Reserve Price
1. Mr. Shubham Ashok Ghadage 2. Mr. Ashok Hanmant Ghadage 3. Mr. Kiran Ashok Ghadage 4. Mrs. Lata Ashok Ghadage (Prospect No IL10158860)	10-May-2024 Rs. 2176119.00/- (Rupees Twenty One Lakh Seventy Six Thousand One Hundred and Nineteen Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat no. 106, Floor No. 1, Wing F, Tulsi Aadvik, S. No. 40/1, 41/1, 41/2/1, Opp Gaodevi Temple, Village Kharvai, Ambemath, Badlapur East, Dist Thane, Maharashtra, India, 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 497.00, 317.00, (Area admeasuring 537 sq. ft.)	16-Jul-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 2212776/- (Rupees Twenty Two Lakh Twelve Thousand Seven Hundred and Seventy Six Only)	Rs. 17,19,000/- (Rupees Seventeen Lakh Nineteen Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,71,900/- (Rupees One Lakh Seventy One Thousand Nine Hundred Only)
1. Mrs. Jyshri Ramesh Pawar 2. Mr. Ramesh Shankar Pawar 3. Pawar Milk Supplier (Prospect No IL10636665)	18-Jan-2025 Rs. 1162703.00/- (Rupees Eleven Lakh Sixty Two Thousand Seven Hundred and Three Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing H. No 19, At Sangavi, Post Kusumbi, Tal Medha, Dist Satara, Near Ghataidevi Mandir, Satara, Maharashtra - 415012 Area Admeasuring (in Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 1520.00, 1200.00, 1000.00	17-Apr-2025 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 13,13,269/- (Rupees Thirteen Lakh Thirteen Thousand Two Hundred and Sixty Nine Only)	Rs. 10,37,000/- (Rupees Ten Lakh Thirty Seven Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,03,700/- (Rupees One Lakh Thirty Seven Thousand Only)
1. Mr. Raju Dnyandev Dhalpe 2. Mrs. Ashwini Raju Dhalpe 3. Dhalape Farm (Prospect No IL10531700)	21-Aug-2024 Rs. 612980.00/- (Rupees Six Lakh Twelve Thousand Nine Hundred and Eighty Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Grampanchayat Milkat No. 468/1, situated at Borli Village, Taluka Indapur, Dist. Pune, Maharashtra 412202, Area Admeasuring (in Sq. Ft.): Property Type: Land Area, Built Up Area, Property Area: 1300.00, 1300.00, (Area admeasuring 1800 Sq. Ft.)	11-Nov-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 734601/- (Rupees Seven Lakh Thirty Four Thousand Six Hundred and One Only)	Rs. 10,73,000/- (Rupees Ten Lakh Seventy Three Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,07,300/- (Rupees One Lakh Seven Thousand Three Hundred Only)
1. Mr. Raju Narsing Sonkamble 2. Mrs. Shila Raju Sonkamble (Prospect No IL10345643)	17-Jan-2025 Rs. 1258028.00/- (Rupees Twelve Lakh Fifty Eight Thousand and Twenty Eight Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No A-307, Third Floor, Daata Ekavya Phase 1, Building A, Survey No 51, City Survey No 1118/7, 1118/8, Chinchavali Shekin, Khopali, 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 admeasuring 377 sq.ft)	15-Apr-2025 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 13,49,882/- (Rupees Thirteen Lakh Forty Nine Thousand Eight Hundred and Eighty Two Only)	Rs. 12,97,000/- (Rupees Twelve Lakh Ninety Seven Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,29,700/- (Rupees One Lakh Twenty Nine Thousand Seven Hundred Only)
1. Mr. Vinod Anant Narim 2. Mrs. Shalini Ubale (Prospect No IL10211649)	9-Aug-2023 Rs. 22,19,785/- (Rupees Twenty Two Lakh Nineteen Thousand Seven Hundred Eighty Five Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat No 003 on Ground floor Built up area Ad.Measuring: 525 Sq.ft, Carpet area Ad.Measuring: 366 Sq.ft, B Wing in building known as Vastu Hills Co-Operative Housing Society Ltd, Situated at Vill. Shirgaon, Tal. Ambemath, Badlapur, Thane, Maharashtra, India, 421503	20-Oct-2023 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 7,40,533/- (Rupees Seven Lakh Forty Thousand Five Hundred and Thirty Three Only)	Rs. 18,90,000/- (Rupees Eighteen Lakh Ninety Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only)
1. Mr. Santosh Subhash Savaratkar 2. Mrs. Tulsa Subhash Savaratkar (Prospect No IL10263806)	15-Dec-2023 Rs. 1752449.00/- (Rupees Seventeen Lakh Fifty Two Thousand Four Hundred and Forty Nine Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.104, Floor No. 1, Wing C, Krishna Sudama Residency, S No 7 H No A/1/3 & 4, Nr Gokuldharm Society, Belavali, Badlapur, Tal Ambemath, Dist Thane 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Carpet area Property Area: 422.00, 259.00, (area Admeasuring 438 Sq. Ft.)	23-Feb-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 17,55,935/- (Rupees Seventeen Lakh Fifty Five Thousand Nine Hundred and Thirty Five Only)	Rs. 14,02,000/- (Rupees Fourteen Lakh Two Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,40,200/- (Rupees One Lakh Forty Thousand Two Hundred Only)
1. Mr. Abdulkayum Mahitab Kalai 2. Mrs. Hasina Abdulkayum Kalai (Prospect No IL10230410)	17-Jan-2025 Rs. 2287965.00/- (Rupees Twenty Two Lakh Eighty Seven Thousand Nine Hundred and Sixty Five Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 003, Ground Floor, Wing C, Sarvesh Dream City, Survey No 76 Hissa No 1, Juveli Village, Ambemath Taluk, Dist Thane, MH, 421503, Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 490.00, 298.00, (Area admeasuring 300 sq. ft.)	16-Apr-2025 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 24,25,555/- (Rupees Twenty Four Lakh Twenty Five Thousand Five Hundred and Fifty Five)	Rs. 16,07,000/- (Rupees Sixteen Lakh Seven Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,60,700/- (Rupees One Lakh Sixty Thousand Seven Hundred Only)



1. Mr. Kisan Baban Ghagas 2. Mrs. Usha Kisan Ghagas (Prospect No IL10245958)	30-Aug-2024 Rs. 480066.00/- (Rupees Four Lakh Eighty Thousand and Sixty Six Only) <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no 302, Floor No. 3, Building No A-93, Chadha Residency, Gut No. 26/2, 26/3, 26/4, 28/1/B, 28/1/C, 28/1/D, 28/1/E, 28/2/A, 28/2/B, 28/2/C, 28/2/D, 28/4, 32/4, 34/3, 37/1, 37/2, 38/1, 38/3, 121, Village Shil, Tal. Ambemath, Thane, Maharashtra, India, 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area 440.00, 273.30 (Area admeasuring 307 sq. ft.)	08-Nov-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 5,75,422/- (Rupees Five Lakh Seventy Five Thousand Four Hundred and Twenty Two Only)	Rs. 9,62,000/- (Rupees Nine Lakh Sixty Two Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 96,200/- (Rupees Ninety Six Thousand Two Hundred Only)
1. Mr. Anand Ashok Thakur 2. Mrs. Pavitra Anand Thakur (Prospect No IL10199298)	18-Sep-2024 Rs. 1391335.00/- (Rupees Thirteen Lakh Ninety One Thousand Three Hundred and Thirty Five Only) <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat no 606, Floor No. 6, B5, Prem Narayan Residency, S.No 58/2/2, At. Atagaon village Tal Shahpur Thane, Maharashtra, India, 421301 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area 295.00, 180.00, (Area admeasuring 261 sq. ft.)	22-Nov-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 15,52,377/- (Rupees Fifteen Lakh Fifty Two Thousand Three Hundred Seventy Seven Only)	Rs. 8,10,000/- (Rupees Eight Lakh and Ten Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 81,000/- (Rupees Eighty One Thousand Only)
1. Mr. Babasaheb Pundlik Jondhale 2. Mrs. Mahima Babasaheb Jondhale (Prospect No IL1011173)	10-May-2024 Rs. 1719459.00/- (Rupees Seventeen Lakh Nineteen Thousand Four Hundred and Fifty Nine Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat no 305, Floor No. 3, Wing 6, Atulya Building No. 6, Gut no 405, Jhambhul, Taluka Maval, Pune, Maharashtra, India, 412106 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 531.00, 340.00	11-Nov-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 19,96,173/- (Rupees Nineteen Lakh Ninety Six Thousand One Hundred and Seventy Three Only)	Rs. 11,76,000/- (Rupees Eleven Lakh Seventy-Six Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,17,600/- (Rupees One Lakh Seventeen Thousand Six Hundred Only)
1. Mr. Sandeep Ramesh Kadam 2. Mrs. Archana Sandeep Kadam (Prospect No IL10286630)	18-Oct-2024 Rs. 1695955.00/- (Rupees Sixteen Lakh Ninety Five Thousand Nine Hundred and Fifty Five Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat No. 1005, Floor No. 10, Wing B, Parvelkar Utsav - Phase 2, Badlapur Gut No.1, H.no 1 2 3 4 Gut No.2 Gut No.3, Valivali Village, Taluka Ambemath, Thane, Mh, India, 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable Area, Carpet Area Property Area: 528.00, 291.00, (Area Ad.Measuring: 360 Sq.ft)	24-Dec-2024 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 18,81,095/- (Rupees Eighteen Lakh Eighty-One Thousand Ninety-Five Only)	Rs. 16,56,000/- (Rupees Sixteen Lakh Fifty-Six Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,65,600/- (Rupees One Lakh Sixty-Five Thousand Six Hundred Only)
1. Mr. Uttam Haribhai Patil 2. Mrs. Anjana Uttam Patil 3. Patil Ladies Tailors (Prospect No IL10151157)	25-Oct-2024 Rs. 1881947/- (Rupees Eighteen Lakh Eighty One Thousand Nine Hundred and Forty Seven Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 206, On Floor No. 2, in the Building Type Wing A, in The Complex Known As Krishna Sudama Residency, S.No 7a 1/3 84 And 7a 1/4, Nr Gokuldam Society, Belavali Village, Taluka Ambemath, Dist Thane 421503 Area Admeasuring (in Sq. Ft.): Property Type: Saleable area, Carpet area Property Area. 486.00, 271.00	07-Jan-2025 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 20,66,792/- (Rupees Twenty Lakh Sixty-Six Thousand Seven Hundred and Ninety Two Only)	Rs. 13,68,000/- (Rupees Thirteen Lakh Sixty-Eight Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,36,800/- (Rupees One Lakh Thirty-Six Thousand Eight Hundred Only)
1. Mr. Ramesh Vitthal More 2. Mrs. Komal Ramesh More (Prospect No IL10202827)	14-Nov-2024 Rs. 1035161/- (Rupees Ten Lakh Thirty Five Thousand One Hundred and Sixty One Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Row House No.91, Sara Samrudhi Phase 1, on C-type Building, Gut No 47/part at Village Roteagaon, Taluka Valajpur, Dist. Aurangabad, 423701, Maharashtra Area Admeasuring (in Sq. Ft.): Property Type: Built Up Area, Carpet Area Property Area: 444.22, 401.06	25-Feb-2025 <b>Total Outstanding As On Date 06-July-2025</b> Rs. 4,28,343/- (Rupees Four Lakh Twenty Eight Thousand Three Hundred Forty Three Only)	Rs. 11,19,000/- (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,11,900/- (Rupees One Lakh Eleven Thousand Nine Hundred Only)

**Important Information:** This auction is published basis possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section -14 order as per process laid down under SARFAESI Act and as when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings

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. Rahul Hiraman Gohad 2. Mr. Hiranman Pundlik Gohad 3. Mrs. Sarlabai Hiraman Gohad 4. Rahul Enterprises (Prospect No IL10117809)	21-Dec-2022 Rs. 9,57,453.00/- (Rupees Nine Lakh Fifty Seven Thousand Four Hundred Fifty Three Only) <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 3A, With Built Up Area Ad Measuring 339 Sq.ft. And Carpet Area Ad Measuring 260 Sq.ft., S.N. 53/2, PLT 34, Dewasat Apartment, Dharmaji Colony, Shivaji Nagar, Satpur, Nashik, Maharashtra, 422007, India	25-Feb-2025 <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 13,59,164/- (Rupees Thirteen Lakh Fifty Nine Thousand One Hundred and Sixty Four Only)	Rs. 7,70,000/- (Rupees Seven Lakh Seventy Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 77,000/- (Rupees Seventy Seven Thousand Only)
1. Mr. Umeshchand Ramavtar Bias 2. Mrs. Lalti Umeshchand Bias (Prospect No 800006)	14-June-2022 Rs. 14,40,410/- (Rupees Fourteen Lakh Forty Thousand Four Hundred Ten Only) <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No.C5-201, 2nd Floor,Building C-5,Area Admeasuring 15.24 Sq.Mtrs, Xrbia Vangani Phase - 1, Khadyacha Pada, Karjat, Raigad, Thane, 421506, Maharashtra, India, (Super built up are 230 sq. ft.)	30-Dec-2024 <b>Total Outstanding As On Date 6-Jul-2025</b> Rs. 12,56,560/- (Rupees Twelve Lakh Fifty Six Thousand Five Hundred Sixty Only)	Rs. 5,36,000/- (Rupees Five Lakh Thirty Six Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 53,600/- (Rupees Fifty Three Thousand Six Hundred Only)
1. Mr. Diwakar S Kanojia 2. Mrs. Sandhya Diwakar Kanojia (Prospect No 831240)	05-Dec-2020 Rs. 18,95,544/- (Rupees Eighteen Lakh Ninety Five Thousand Five Hundred Forty Four Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 702 On 7th Floor, admeasuring 351.98 Sft of Carpet Area, 50.91 Sft of Balcony, Total area 402.89 Sft, Project Known as "Dhruv Residency" Wing K, Dhruv Residency Excellency, Village Pashane, Tal-Karjat, Dist-Raigad, 421503 Maharashtra, (Area admeasuring 493 sq. ft.)	30-Sep-2024 <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 24,32,642/- (Rupees Twenty-Four Lakh Thirty Two Thousand Six Hundred and Forty Two Only)	Rs. 16,74,000/- (Rupees Sixteen Lakh Seventy Four Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 1,67,400/- (Rupees One Lakh Sixty-Seven Thousand Four Hundred Only)
1. Mr. Gopeshwamath Ramkhan Yadav 2. Mrs. Bindravati Gopeshwar Yadav 3. Mr. Jay Gobind Gopeshwamath Yadav (Prospect No. 854913)	08-Dec-2020 Rs. 5,99,076/- (Rupees Five Lakh Ninety Nine Thousand Seventy Six Only) <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 205, admeasuring super area of 17.84 sq. meters, in 2nd Floor, Wing F, Swagat Village, Sy No. 63, 64 and 65, Dhamota Village, Kolhara Grampanchayat, Karjat Panchayat Samithi, Raigad Zilla Panshad, Karjat Taluk, Raigad District, Maharashtra-410101	11-Feb-2025 <b>Total Outstanding As On Date 6-July-2025</b> Rs. 11,14,358/- (Rupees Eleven Lakh Fourteen Thousand Three Hundred Fifty Eight Only)	Rs. 4,86,000/- (Rupees Four Lakh Eighty-Six Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 48,600/- (Rupees Forty-Eight Thousand Six Hundred Only)
1. Mr. Damodar Ramkisan More 2. Mrs. Poonam Tatya Jadhav (Prospect No IL10028789, IL10077106)	19-Sep-2023 Rs. 23,79,562/- (Rupees Twenty Three Lakh Seventy Nine Thousand Five Hundred and Sixty Two Only) <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 402, 4th Floor, Balaji Residency, Constructed On Land Bearing Survey No 15/11/2, Raut Vasti, Sai Nagar, Village Manurdi, Tal. Havli, Pune, Maharashtra, India, 412101. Area Admeasuring (in Sq. Ft.): Property Type: Built Up area, Carpet area Property Area: 565.00, 403.54	18-Dec-2024 <b>Total Outstanding As On Date 6-July-2025</b> Rs. 31,14,206/- (Rupees Thirty-One Lakh Fourteen Thousand Two Hundred Six Only)	Rs. 22,33,000/- (Rupees Twenty-Two Lakh Thirty-Three Thousand Only) <b>Earnest Money Deposit (EMD)</b> Rs. 2,23,300/- (Rupees Two Lakh Twenty-Three Thousand Three Hundred Only)
		All that part and parcel of the property bearing	11-Oct-2024	Rs. 15,11,000/- (Rupees





necessary due-diligence in respect of documents and legality before participating in auction proceedings

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. Rahul Hiranam Gohad 2. Mr. Hiranam Pundlik Gohad 3. Mrs. Sarlabai Hiranam Gohad 4. Rahul Enterprises (Prospect No IL10117809)	21-Dec-2022 Rs. 9,57,453.00/- (Rupees Nine Lakh Fifty Seven Thousand Four Hundred Fifty Three Only)  <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 3A, With Built Up Area Ad Measuring 339 Sq ft. And Carpet Area Ad Measuring 260 Sq ft., S.N. 53/2, P.L.T. 34, Dewasat Apartment, Dharmaji Colony, Shivaji Nagar, Satpur, Nashik, Maharashtra, 422007, India	25-Feb-2025  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 13,59,164/- (Rupees Thirteen Lakh Fifty Nine Thousand One Hundred and Sixty Four Only)	Rs. 7,70,000/- (Rupees Seven Lakh Seventy Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 77,000/- (Rupees Seventy Seven Thousand Only)
1. Mr. Umeshchand Ramavtar Bias 2. Mrs. Lati Umeshchand Bias (Prospect No 600006)	14-June-2022 Rs. 14,40,410/- (Rupees Fourteen Lakh Forty Thousand Four Hundred Ten Only)  <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat C5-201, 2nd Floor, Building C-5, Area Admeasuring 15.24 Sq Mtrs. Xrbia Vangani Phase - 1, Khadyacha Pada, Karjat, Raigad, Thane, 421506, Maharashtra, India, (Super built up area 230 sq ft.)	30-Dec-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 12,56,560/- (Rupees Twelve Lakh Fifty Six Thousand Five Hundred Sixty Only)	Rs. 5,36,000/- (Rupees Five Lakh Thirty Six Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 53,600/- (Rupees Fifty Three Thousand Six Hundred Only)
1. Mr. Diwakar S Kanjia 2. Mrs. Sandhya Diwakar Kanjia (Prospect No 831240)	05-Dec-2020 Rs. 18,95,544/- (Rupees Eighteen Lakh Ninety Five Thousand Five Hundred Forty Four Only)  <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 702 On 7th Floor, admeasuring 351.98 Sft of Carpet Area, 50.91 Sft of Balcony, Total area 402.89 Sft, Project Known as "Dhruv Residency" Wing K, Dhruv Residency Excellency, Village Pashane, Tal-Karjat, Dist- Raigad, 421503 Maharashtra, (Area admeasuring 493 sq ft.)	30-Sep-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 24,32,642/- (Rupees Twenty-Four Lakh Thirty Two Thousand Six Hundred and Forty Two Only)	Rs. 16,74,000/- (Rupees Sixteen Lakh Seventy Four Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 1,67,400/- (Rupees One Lakh Sixty-Seven Thousand Four Hundred Only)
1. Mr. Gopeshwamath Ramakhan Yadav 2. Mrs. Binduravi Gopeshwar Yadav 3. Mr. Jay Gobind Gopeshwamath Yadav (Prospect No. 854913)	08-Dec-2020 Rs. 5,99,076/- (Rupees Five Lakh Ninety Nine Thousand Seventy Six Only)  <b>Bid Increase Amount</b> Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Flat No 205, admeasuring super area of 17.84 sq. meters, in 2nd Floor, Wing-F, Swagat Village, Sy No. 63, 64 and 65, Dhamote Village, Kolhara Grampanchayat, Karjat Panchayat Samithi, Raigad Zilla Parishad, Karjat Taluk, Raigad District, Maharashtra-410101	11-Feb-2025  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 11,14,358/- (Rupees Eleven Lakh Fourteen Thousand Three Hundred Fifty Eight Only)	Rs. 4,86,000/- (Rupees Four Lakh Eighty-Six Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 48,600/- (Rupees Forty- Eight Thousand Six Hundred Only)
1. Mr. Damodar Ramkisan More 2. Mrs. Poonam Tatyev Jadhav (Prospect No IL10026788, IL10077106)	19-Sep-2023 Rs. 23,79,562/- (Rupees Twenty Three Lakh Seventy Nine Thousand Five Hundred and Sixty Two Only)  <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 402, 4th Floor, Balaji Residency, Constructed On Land Bearing Survey No 15/11/2, Raut Vasti, Sai Nagar, Village Mamurdi, Tal. Haveli, Pune, Maharashtra, India, 412101. Area Admeasuring (in Sq. Ft.): Property Type: Built Up area, Carpet area Property Area: 565.00, 403.54	18-Dec-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 31,14,206/- (Rupees Thirty-One Lakh Fourteen Thousand Two Hundred Six Only)	Rs. 22,33,000/- (Rupees Twenty-Two Lakh Thirty- Three Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 2,23,300/- (Rupees Two Lakh Twenty-Three Thousand Three Hundred Only)
1. Mr. Vaibhav Ambadas Wankhede 2. Mrs. Minakshi Vinayakrao Ingole (Prospect No. IL10028002, IL10078285)	18-Oct-2023 Rs. 16,61,613/- (Rupees Sixteen Lakh Sixty One Thousand Six Hundred and Thirteen Only)  <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 104, 1st Floor, Kanchanganga Apt. Cluster-1, Wing-I, Plot No 1, Mouza Mondha, Hingna, GP-Mondha, Naggpur, Naggpur, Maharashtra, India, 441110 Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area, Built Up Area Property Area: 387.00, 450.00	11-Oct-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 21,77,800/- (Rupees Twenty One Lakh Seventy Seven Thousand Eight Hundred Only)	Rs. 15,11,000/- (Rupees Fifteen Lakh Eleven Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 1,51,100/- (Rupees One Lakh Fifty One Thousand One Hundred Only)
1. Mr. Keshav Parshuram Bhegade 2. Mrs. Sadhana Keshav Bhegade (Prospect No. 764321)	13-Jan-2024 Rs. 23,67,865/- (Rupees Twenty Three Lakh Sixty Seven Thousand Eight Hundred Sixty Five Only)  <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 408, Fourth Floor, Building No. A, Silver Valley, Sr No 538- 4 (old S. No 726), Talegaon Dabade, Taluk Vadgaon Maval, Pune, 410506, Maharashtra, India. Area Admeasuring (in Sq. Ft.): Property Type: Carpet area, Super built up area, Built up area, Area admeasuring Property Area: 429.00, 685.00, 670.00, 515.00	28-Aug-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 30,98,868/- (Rupees Thirty Lakh Ninety-Eight Thousand Eight Hundred Sixty-Eight Only)	Rs. 21,37,000/- (Rupees Twenty-One Lakh Thirty- Seven Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 2,13,700/- (Rupees Two Lakh Thirteen Thousand Seven Hundred Only)
1. Mr. Abhijit Suryakant Jadhav 2. Mrs. Sonali Abhijeet Jadhav (Prospect No 796197)	15-Mar-2024 Rs. 12,96,816/- (Rupees Twelve Lakh Ninety Six Thousand Eight Hundred and Sixteen Only)  <b>Bid Increase Amount</b> Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No- 1113, 11th Floor, Building No- A3, Gat No- 36, 37, 39, 40 And 339, Xrbia Ambli, Ambli Talegaon Dabhadre, Maval, Pune, Maharashtra, India 410507. Area Admeasuring (in Sq. Ft.): Property Type: Carpet Area, Super Built Up Area Property Area: 208.00, 307.00 (Area admeasuring 219 Sq. Ft. and Built up Area 296 Sq. Ft.)	07-Nov-2024  <b>Total Outstanding As On Date 06-Jul-2025</b> Rs. 17,48,961/- (Rupees Seventeen Lakh Forty Eight Thousand Nine Hundred Sixty One Only)	Rs. 11,79,000/- (Rupees Eleven Lakh Seventy Nine Thousand Only)  <b>Earnest Money Deposit (EMD)</b> Rs. 1,17,900/- (Rupees One Lakh Seventeen Thousand Nine hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
18-Aug-2025 11:00 hrs -14:00 hrs	20-Aug-2025 till 5 pm.	22-Aug-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.iiflonehome.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.iiflonehome.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.iiflonehome.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.iiflonehome.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@iiflonehome.com](mailto:care@iiflonehome.com), Support Helpline no. 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@iiflonehome.com](mailto:care@iiflonehome.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 : 31-07-2025

Sd/- Authorised Officer, IIFL Home Finance Limited