

Public Notice For E-Auction For Sale Of Immovable Properties

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 Home Finance Ltd.Parikh Commercial Center,Office . 06 to 10, 03rd Floor,Near ICICI Bank ,Boling Agashi Road, Virar (west), Pin N. 401303" 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, 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 Symbolic Possession	Reserve Price
1. Mr. Nemish Bharat Kothari 2. N M Stones Private Limited 3. Mr. Bharat Ratilal Kothari 4. Mr. Jagdish Ratilal Kothari (Prospect No 776763, 777700, 817074, 847340)	15-Jan-2025 Rs. 6,76,31,024/- (Rupees Six Crore Seventy Six Lakh Thirty One Thousand and Twenty Four Only)	All that part and parcel of the property bearing Property No.1 Shop No.2 To Shop No.13, Ground Floor, Building No.11, Sodhi Residency,navapur Road,village- Pamtembhi Boisar West, Palghar, 401501, Maharashtra, India Built Up Area of Shop No.2 -146 Sq.ft. , Shop No.3 -117 Sq.ft., Shop No.4-159 Sq.ft. Shop No.5-198 Sq.ft., Shop No.6-117 Sq.ft. Shop No.7 -117 Sq.ft. ,shop No.8-117 Sq.ft., Shop No.9 -117 Sq.ft., Shop No.10- 198 Sq.ft. , Shop No.11 -159 Sq.ft., Shop No.12-117 Sq.ft. And Shop No.13-146 Sq.ft. (For Prospect no. 776763) Property No.2 Shop No 1 To 14 Ground Floor Building No 12, Sodhi Residency, Navapur Road,boisar West, Palghar, 401501, Maharashtra, India Built Area of Shop No.1 -182 Sq.ft., Shop No.2 -146 Sq.ft. , Shop No.3 -117 Sq.ft., Shop No.4-159 Sq.ft., Shop No.5-198 Sq.ft. ,shop No.6-117 Sq.ft. , Shop No.7 -117 Sq.ft., Shop No.8-117 Sq.ft. , Shop No.9 -117 Sq.ft. , Shop No.10- 198 Sq.ft., Shop No.11 -159 Sq.ft., Shop No.12-117 Sq.ft., Shop No.13-146 Sq.ft. And Shop No.14- 182 Sq.ft. (For Prospect no. 777700) Property No.3 Flat No. 103 Having Area Admeasuring 359 Sq.ft.,flat No. 104 Having Area Admeasuring 475 Sq.ft.,flat No. 105 Having Area Admesuring 302 Sq.ft. And Flat No.106 Having Area Admeasuring 302 Sq.ft., First Floor, C Wing,type B-2 - Building No. 10, Sodhi Presidency, Navapur Road, Next To Midc, Village -pamtembhi, Boisar,taluka And District Palghar 401501, Maharashtra, India Flat No. 401 Having Carpet Area Admeasuring 438 Sq.ft., Built Up Area Admeasuring 540 Sq.ft. And Flat No.402 Having Carpet Area Admeasuring 302 Sq.ft. ,built Area Admeasuring 370 Sq.ft., Forth Floor, C Wing,type B-2 - Building No. 10 , Sodhi Presidency, Navapur Road, Next To Midc, Village -pamtembhi, Boisar,taluka And District Palghar 401501, Maharashtra, India (For Prospect no. 817074)	27-Mar-2025	Rs. 31,00,000/- (Rupees Thirty One Lakh Only)
	Bid Increase Amount		Total Outstanding As On Date 16-Apr-2025	Earnest Money Deposit (EMD)
	Rs. 40,000/- (Rupees Forty Thousand Only) (For Property 1)		Rs. 6,64,47,566/- (Rupees Six Crore Sixty Four Lakh Forty Seven Thousand Five Hundred and Sixty Six Only)	Rs. 3,10,000/- (Rupees Three Lakh Ten Thousand Only) (For Property 1)
	Bid Increase Amount			Reserve Price
	Rs. 40,000/- (Rupees Forty Thousand Only) (For Property 2)			Rs. 39,00,000/- (Rupees Thirty Nine Lakh Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs. 40,000/- (Rupees Forty Thousand Only) (For Property 3)			Rs. 3,90,000/- (Rupees Three Lakh Ninety Thousand Only) (For Property 2)
				Reserve Price
				Rs. 30,00,000/- (Rupees Thirty Lakh Only)
				Earnest Money Deposit (EMD)
				Rs. 3,00,000/- (Rupees Three Lakh Only) (For Property 3)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
30-Jun-2025 11:00 hrs -14:00 hrs	02-Jul-2025 till 5 pm.	04-Jul-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.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 - Login <https://www.iiflhome.com> >My Bid >Pay Balance Amount. 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 and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings

Encumbrances: 1. There are Builder and Society dues, which will be Borne by the Purchaser.

Note: Bidder shall do all necessary due diligence before participating.

- 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 outgoing 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.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, 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
 - 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.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE 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-May-2025

Sd/- Authorised Officer, IIFL Home Finance Limited