

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infiniti Housing Finance Ltd.) (IFIL/HFL) Corporate Office at Plot No. 88, Udyog Vihar, Phase II, Gurgaon-122015 (Haryana) and Branch Office at:- Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr. Shell Petrol Pump, Anandnagar Road, Pralahadnagar, 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 IFIL/HFL, 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" for realization of IFIL/HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.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	Date of Inspection of property
M. Pandeyan Shegar N. Manjappa Pandeyan	26-June-2022 Rs. 10,22,00,00/- (Rupees Ten Lakh Eighty Two Thousand Five Hundred Ninety)	All part and parcel of the said property bearing Plot No. 10, 21, 401, Area Admeasuring 29.34 Sq.Mts. Fourth Floor, Vrundavan-Vihar No: 12 Palki 30, Marikie Anaradiwai Talu,Opp. Karjat Mandir, Suryanagar, Ahmedabad, Gujarat- 380026.	28-May-2023 Total Outstanding As On Date 03-July-2023 Rs. 12,85,504/- (Rupees Twelve Lakh Eighty Five Thousand Five Hundred Four Only)	Rs. 8,50,000/- (Rupees Eighty Lakh Fifty Thousand Only) Earnest Money Deposit (EMD) Rs. 85,000/- (Rupees Eighty Five Thousand Only)	11-May-2023 01:00 hrs - 1400 hrs EMD Last Date 04-Sep-2023 till 5 pm. Date of Title of Auction 07-Sep-2023 11:00 hrs - 1300 hrs.
2. Mrs. Vanjaya Pandiyan Naiker (Prospect No. 703825)	Bid Increase Amount Rs. 20,00,00/- (Rupees Twenty Thousand Only)				

Mode Of Payment – EMD payments are to be made mode online mode only. To make payments you have to visit <https://www.bankauctions.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/available 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- IFIL Home Finance Ltd., b) Name of the Bank- Standard Chartered Bank, c) Account No.-9902879000xx followed by Prospect Number, d) IFSC Code- CSEL0036001, e) Bank Address: Standard Chartered Bank, 30 W 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.bankauctions.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/s 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 of the acceptance of bid price by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the costs, 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.bankauctions.com> and <https://www.ifil.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 transaction on e-auction prospective bidders may contact the service provider E mail ID - support@bankauctions.com. Support Helpline Number: 022-25975256.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFIL/HFL toll free no. 1800 2672 499 from 09:30 to 18:00 hrs between Monday to Friday or write to email - auction.hq@ifil.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 IFIL/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 (towards EMD) and 75% portion 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 IFIL/HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 3 (6) OF THE SARFAESI ACT, 2002

The Borrower are 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 : Ahmedabad, Date : 02-08-2023

Sd/-, Authorised Officer, For IFIL Home Finance Ltd.

	 BANK OF MAHARASHTRA Zonal office Surat : 1 st Floor, Mini Stone Plaza, Near Mahaveer Circle, Surat District Road, Adajan Surav, -395009. Tala : 0261-2729261.	Sale Notice for Sale of Immovable Properties (Appendix-IV-A)		
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (e) of the Security Interest (Enforcement) Rules, 2002.				
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the Physical Possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where it is," "As is what is" and "Whatever there is" basis, on payment of initial 10% bid down on 18.08.2023 between 1:00 PM and 5:00 PM for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known through, possession type, reserve price and earnest money deposit are also given as:				
Sr. No.	Name of the Borrower/s/ Guarantor/s	Amount Due	Short Description of immovable property with known encumbrances	Short Description of immovable property with known encumbrances
1	Athawalines Surat Mr. Laxman Shankarrao Naratha (Borrower), Mrs. Sunita Lakshman Maratha (Borrower), Mr. Rajesh Bhagwat Raisane (Guarantor) Loan A/c No. 60171308182	Ledger balance of Rs. 758466/- (Rupees Seven Lakh Fifty Eight Thousand Four Hundred Sixty Six Only) plus interest thereon at 9.70% w.e.f. 01/10/2016.	All that piece and parcel of Immoveable Property being Plot No. 501, 5th Floor of building "T" of the complex known and named as "Shri Radhapuram Residency", R.S. No. 121, Block No 120/1, Mouje – Vareli, Taluka – Palsana, District – Surat, Gujarat.	Reserve Price: Rs.34,00,000/- (Rupees Five Lakh Thirty Thousand Only) EMD: Rs. 34,00,00/- (Rupees Fifty Four Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
2	Baridoli Mr. Bhanugad G. Mistry & Mrs. Souabai B. Mistry (Borrower) Loan A/c No. 60269219757	Ledger balance of Rs. 451588/- + unpaid interest of Rs. 27935.65 + interest thereon @ 7.25% p.a. w.e.f. 09/02/2022	All that piece and parcel of Immoveable Property being Plot No. 207, admeasuring about 29 sq. Ftrs., on the 2nd Floor of Siddhivinyak Residency, Chanakyapur Township, Block No. 329, Village Tena, Baridoli, Surat, Gujarat - 394601.	Reserve Price: Rs. 5,00,00,00/- (Rupees Five Lakh Only) EMD: Rs. 50,00,00/- (Rupees Fifty Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
3	Baridoli Mr. Dularam Savaram (Borrower), Mrs. Devilabi Dularam (Borrower), Mr. Rameshbhai Bachubhai Moir (Guarantor) Loan A/c No. 65137308379	Ledger balance Rs. 1101319/- + unapplied interest of Rs. 55302/- + interest thereupon @ 10.75% p.a. w.e.f. 01.09.2021	All that piece and parcel of immoveable property Plot No. 42, Near Block No. 817, Old Block No. 230/42, Area -48.05 Sq. Mts. together with undivided proportionate share admeasuring 6.74 Sq. Yards in COP and 20.44 Sq. Mts. in common road Sakrupa Residency, Behind Tulka, N.H. No. 8, Kim Char Rasta, Mouje – Valsadi, Tal-Mangrol, Dist-Surat, Gujarat-394110	Reserve Price: Rs.9,00,00,00/- (Rupees Nine Lakh Only) EMD: Rs. 90,00,00/- (Rupees Ninety Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
	Vaktana Mr. Ashok Babubhai Tiwari (Borrower), Mrs. Kishibhai Ashokbhai Tiwari (Borrower)	Ledger Balance Rs. 1834499.52 + Unapplied Interest Rs. 32023 + interest thereon @ 7.55 % per annum from 02/06/2022.	All right title and interest in the property bearing Plot No. 312) (as per passing plan Plot No. 312/E), admeasuring 77.68 Sq. Yds. together with undivided proportionate share admeasuring 49.28 Sq. Mts. in Road and COP in "Royal Residency", situated on the land bearing R.S. No. 129, Block No. 146 R/S, No. 130, Block No. 146/R/S, No. 131/1 + 131/1, Block No. 147, R/S. No. 132, Block No. 148/R/S & R/S. No. 153, Block No. 149 all admeasuring 41885 Sq. Mts. Village- Sovani (Sayani), Tal – Palsana, Dist-Surat, Gujarat.	Reserve Price:Rs.17,00,00,00/- (Rupees Seventeen Lakh Only) EMD: Rs. 1,70,00,00/- (Rupees One Lakh Seventy Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
	Navsari M/s Riyanesh LLP Through its Partners Mr. Prashant Motiram Gomase (Borrower) & Mrs. Maya Prashant Gomase (Borrower)	Ledger balance as on 11/10/2001 Rs. 15,00,00,000/- + unapplied interest thereon @ on 11/10/2021 Rs. 54,908/- + interest thereupon @ 8.65% w.e.f. 01/10/2021	All those piece and parcel of land situated at Navsar, Tahsil and Dist. – Navsari, Gujarat Tikka Nos. 4/5, City Survey No. I-A, Land measuring 588,553 Sq. paks + City Survey No. 4/5, Land measuring 12,945 Sq. paks (as per City Survey Record) paks & Shop G-49, undivided share of land admeasuring 8,755 Sq. Mts., construction admeasuring 2,799 Sq. Mts. (Super Built Up) situated at "Land Mark The Mall", Navsari, Tahsil and Dist.-Navsari, Gujarat Palika House No. 1747/10	Reserve Price:Rs.35,00,00,00/- (Rupees Thirty Five Lakh Only) EMD: Rs. 3,50,00,00/- (Rupees Three Lakh Fifty Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
6	1)Mrs. Jagrutiben Dharmendrakumar Vyasa (Borrower), Mr. Dharmendrakumar Bharatkumar Vyasa (Borrower)	Ledger balance as on 30/05/2022 Rs. 1873482.50 + unapplied interest as on 30/05/2022 Rs. 54455.44 + interest thereupon @ 7.45% w.e.f. 31/05/2022	2 BHK, Plot No. C-363 on the 3rd Floor of the building Tower C in the project named as "Palash Heights Apartments" admeasuring about 51.16 Sq. Mts. of Carpet Area, Built up Area of 51.16 Sq. Mts. in Common Road No. 578, 579, Village- Vadodara, Dist-Vadodara, Gujarat.	Reserve Price:Rs. 15,30,00,00/- (Rupees Fifteen Lakh Thirty thousand Nine Hundred Only) EMD: Rs. 1,53,00,00/- (Rupees One Lakh Fifty Three Thousand Ninety Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
	1)Mr. Hemubhai Ranabhai Bhuvra (Borrower) 2) Mr. Dayabhai Butabhai Boliya (Guarantor).	Ledger Balance Rs. 14,04,296/- + Unapplied Interest Rs. 86446.66 + interest thereon @ 8.70 % p.a.+Penal Interest @ 2% p.a. from 03-11-2021	All that piece and parcel of Immoveable Property being Plot No. 36 (Old Plot No. 57) admeasuring 58,53 Sq. Mts. (i.e 70.00 Sq.Yards), together with common rights in the land measuring about 2.81 Sq. Mts. at "Sri Nagar", situated on the land bearing R/S. No. 360, Block No. 347, Mouje- Kanheri Sub Dist – Kanheri, Dist-Surat, Gujarat. Alongwith building constructed thereon.	Reserve Price:Rs. 9,00,00,00/- (Rupees Nine Lakh Only) EMD: Rs. 90,00,00/- (Rupees Ninety Lakh Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
8	1)Mr. Rakesh Bhagwan Patil (Borrower), 2) Mr. Sonal Rakesh Patil (Borrower)	Ledger Balance Rs. 14,04,296/- + Unapplied Interest Rs. 32,617.43 + interest thereon @ 7.90% p.a.+ Penal Interest @ 2% p.a. from 20/09/2022.	All that piece and parcel of Immoveable Property being Plot No. 188, Admeasuring 148.82 Sq. Mts. (i.e. 25.81 Sq. Mts.) with undivided share in road in "Balaji Park", situated on the land bearing Revenue Survey No. 142, Block No. 365 of Village – Moiti, Taluka – Bardoli, Dist. – Surat, Gujarat.	Reserve Price:Rs. 13,00,00,00/- (Rupees Thirteen Lakh Only) EMD: Rs. 1,30,00,00/- (Rupees One Lakh Thirty Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
	1)Mrs. Ushaben Jitendra kumar Gandhi (Borrower) 2)Mr. Surej Girish Patel (Guarantor)	Rs. 733017/- (Rupees Seven lakh Thirty Three Thousand Seven Hundred and Seventy Five Only) as on 31-07-2023 plus interest thereon @ 9.40% p.a.	All those pieces and parcel of land bearing Plot No. 103, 1st Floor, admeasuring 550 Sq.Fts. in the scheme titled as "Narmada Smriti Vibhau" i.e. 27.51 Sq. Mts. in 129/1 and 129/2, Cheli Pole wadi, Vadodara, Gujarat.	Reserve Price:Rs. 8,90,00,00/- (Rupees Eight Lakh Ninety Thousand Only) EMD: Rs. 89,00,00/- (Rupees Eighty-Nine Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
10	1)Mr. Kamleshbhai Jayantilal Thakar (Borrower) 2)Mrs. Sangeetaben Jayantilal Thakar (Borrower) 3) Mr. Jayendra Hashmukhi Gohil (Guarantor)	Rs. 1292475/- (Rupees Twelve Lakh Ninety Two Thousand Four Hundred Seventy Five Only) as on 31-07-2023 plus interest thereon @ 9.40% p.a.	All that piece and parcel bearing Plot No. B/405, 4th Floor, Adm 451 Sq. Fts. SBU, Tower B in Bansari Avenue on land measuring 12.30 Sq. Mts. of Mouje – Bopad, Dist – Vadodara.	Reserve Price:Rs. 5,00,00,00/- (Rupees Five Lakh Only) EMD: Rs. 50,00,00/- (Rupees Fifty Thousand Only) Bid Increase Amount: Rs. 10,00,00/- (Rupees Ten Thousand Only)
11	1)Mr. Javed Husain Abiddahem (Borrower) & 2)Mrs. Sahana Javed Husain (Borrower)	Account No. 60342729753 Ledger Balance Rs. 792868 + UnApplied Interest Rs. 35650.92 + interest thereon @ 9 % p.a.+Penal Interest @ 2% p.a. from 02-11-2021	All that piece and parcel of Immoveable Property being Plot No. 45 (as per KJP Daris, No. 2364/5) admeasuring 48.05 Sq. Yards, (