

DEMAND NOTICE
(Under Rule 3 of Security Interest (Enforcement) Rules 2002)

The under mentioned parties are hereby informed that the Company has initiated proceedings against each of you under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, that the notices under Section 13(2) of the Act sent to each of you separately by Regd. Post Ack. Due have been returned unserved. Hence both of you are hereby called upon to take notice to pay jointly and severally the outstanding amount within 60 days from the date of this publication, failing which the Company will proceed against the below mentioned properties to realize its dues with interests and costs as contemplated under the Act. Needless to mention that this notice is addressed to you without prejudice to any other remedy available to the Company.

Sl. No.	Name & Address of Borrower & Co-Borrower	File No. (Outstanding Rs.)	Description of Immovable Property
1	Mrs. Bhagyaxmi Ganeshan Kauber (Borrower), Shiladevi Temple, 494, Shiladevi, Zoppadapatti, ND Nagar, New Link Road, Azad Nagar, Andheri, Mumbai - 400053, Maharashtra. Mr. Ganesan Nadesan Kauber (Co-Borrower)	File No. PUN20180052, Rs. 55,29,618/- (+ Interest @ 24% p.a. From 19.12.2023 + Future Interest + Statutory Expenditure + Legal Expenses + Incidental Charges).	Loan Account Number: PUN20180052; Flat No. D-13, On the Ground Floor, measuring 300 Sq.ft. Carpet area equivalent to 27.87 sq. Mtrs. in the building known as "MANISH VILLA CHS LTD." lying and being at Plot No. 28, Manish Nagar, Andheri (West) Mumbai - 400053 having S.No. 145 and 146, and CTS No. 828 and 827 of the village Ambivali in the South Salsette Taluka of the Bombay Suburban District.

for SUNDARAM HOME FINANCE LTD.,
Authorized officer.

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

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 (6) 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 property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "Whatever there is" basis as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured Asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Dharamraj Vaman Joshi (Borrower) Loan Account No- LBMUM00004859717 LBMUM00004941772	Flat No. 318, 4th Floor, C Wing, Jain Palace Co-Operative Housing Society Ltd, Cabin Cross Road, Old Sr No.65, New Sr No.103, Hissa No.3, In Village Khari, Bhayander East, Thane- 401105. Measuring Area of 63.20 Sq. Mtr. Built Up Area Along With The Terrace of 27.88 Sq. Mtr.	LBMUM00004859717 Rs. 31,43,150/- LBMUM00004941772 Rs. 2,22,064/- (As on December 27, 2023)	Rs. 70,30,000/- From 02:00 AM To 05:00 PM	January 25, 2024 From 11:00 AM Onward	February 09, 2024 From 11:00 AM Onward

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited (URL Link-https://disposalhub.com)**. The Mortgagors/notice are given a last chance to pay the total dues with further interest till **February 08, 2024** before **05:00 PM** failing which, these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093** on or before **February 08, 2024** before **04:00 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **February 08, 2024** before **05:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093** on or before **February 08, 2024** before **05:00 PM**. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of **"ICICI Bank Limited"** payable at **Mumbai**. For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact **ICICI Bank Limited on 879770306/7304915594/845409353**. Please note that Marketing agencies **M/s NexXen Solutions Private Limited 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd.,** have also been engaged for facilitating the sale of this property.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4ps
Date: January 06, 2024
Place: Mumbai

Authorized Officer
ICICI Bank Limited

LCRD Mumbai Division

The Federal Bank Ltd., LCRD/Mumbai Division, 134, 13th Floor, Jolly Maker Chamber No. 2, Nariman Point, Mumbai, Maharashtra 400021 | E-mail : mumlord@federalbank.co.in | CIN : L65191KL1931PLC000368 | Phone : 0222846676, 2222853712, 2222028427

(Speed Post with AD)

- M/s Arihant Enterprises, a partnership firm, having address at,**
 Address 1 : Arihant City, Near Sai Baba Temple, Kalyan Bhiwandi Road, Temghar, Bhiwandi, Thane, Maharashtra, 421302.
 Address 2 : Office No. B, 1st Floor, Building D-1, Arihant City Village Temghar, Taluka Bhiwandi, District Thane, Maharashtra.
 Address 3 : Office No. C, 1st Floor, Building D-2, Arihant City Village Temghar, Taluka Bhiwandi, District Thane, Maharashtra.
- Mr. Paraskumar Kesulal Jain, Son of Mr. Kesulal Jain,**
 Address : 805, Tamanna Chs Ltd., Near Yashodhan Nagar Bus Stop, Lokmanya Nagar, Thane (West), Maharashtra, 400606.
- Mr. Danshing Shersingh Mawri, Son of Mr. Shersingh Mawri,**
 Address : 2603/2604, Fairfield B Lodha Luxuria, Next to Lodha School, Majiwada, Thane (West), Maharashtra, 400601.

Notice issued under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

The 1st of you as principal borrower along with 2nd and 3rd as guarantors/co-obligants/mortgagors availed:
 a) Property Power loan with number 17757600000174 of ₹ 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) on 30.04.2016 for business purpose and
 b) Property Power loan with number 17757600000208 of ₹ 1,05,00,000/- (Rupees One Crore Five Lakhs Only) on 30.06.2016 for personal use,

from The Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch at **Thane Louiswadi**, for the business purpose of 1st of you represented by its partners 2nd and 3rd of you, after executing necessary security agreements/loan documents in favour of the Bank.

Towards the security of the aforesaid credit facilities availed from the Bank, 1st of you have created security interest in favour of the Bank by way of mortgage in respect of the following immovable properties.

Description of the Security Property

All the piece and parcel of Office No. B, on 1st floor, in the Building No. D-1 and Office No. C, on the 1st floor in the building No. D-2 of the project known as Arihant City measuring 8310 Sq.ft., constructed on land bearing Survey No. 116/1(pt), 116/2(pt), 118/7, 118/9, 118/11(pt), 119/1(pt), 119/2(pt), 119/4, 119/8(pt), situated at Village Temghar, Taluka Bhiwandi, District Thane, Maharashtra State (within the limits of Bhiwandi Nizampur City Municipal Corporation and within limit of registration Sub District Bhiwandi and District Thane, bounded on East : Internal Road, West : D. P. Road, North : Building D1 Block A and South : Building D2 Block B.

The aforesaid mortgaged security properties are hereinafter referred to as 'secured asset'. You have defaulted repayment of the above-secured debts in violation of the agreed terms and the accounts became Non Performing Assets as on 28.11.2023, as per the guidelines and norms of Reserve Bank of India. The undersigned being Authorized Officer of the Federal Bank Limited hereby informs you that the following amounts are due from you jointly and severally as specified under the respective loan accounts maintained with Thane Louiswadi branch of the Bank with further interests and costs as follows :

Loan Account	Dues as on	Rate of interest
a) Property Power loan Account No. 17757600000174	₹ 73,42,022.04 as on 29.11.2023	@ 11.26% p.a. with monthly rests from 30.11.2023
b) Property Power loan Account No. : 17757600000208	₹ 50,65,251.00 as on 29.11.2023	@ 12.70% p.a. with monthly rests from 30.11.2023
Total Amount	₹ 1,24,07,273.04	

As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest at the rate mentioned above till the date of payment with additional charges and costs **within 60 days** from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

- To take possession of the secured assets described above and transfer the said assets by way of lease, assignment, or sale for realising the dues.
- To take over the management of the secured assets and transfer them by way of lease, assignment, or sale for realising the dues.
- To appoint any person to manage the secured assets the possession of which has been taken over by the bank.
- To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the bank.

You are also put on notice that as per section 13(13) of the Act, you shall not alter receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior written consent.

You are also put on notice that Section 13(6) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you personally for the recovery of the balance amount. This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

Dated this 02nd day of December 2023

For, The Federal Bank Ltd.
Mr. Sandeep Jaysing Keluskar
 Associate Vice President
 (Authorized Officer under SARFAESI Act)

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infotek Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 16, UdyogVihar, Phase-V, Gurgaon-122015 (Haryana) and Branch Office at IFL Home Finance Centre, Premium Park, Bolinj Agashi Road, Above OTW Hotel, Virar (West) - 401303 and the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL has taken the possession of the following properties pursuant to the notice issued under Section 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 IFL-HFL's Dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.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. Pravin Shripati Bhoale 2. Mr. Dagu Dhuabhai (Prospect No IL1011123)	20-Oct-2022 Rs. 11,07,076/- (Rupees Eleven Lakh Seven Thousand Seven Hundred Only)	All that part and parcel of the property bearing Flat No. 205, Carpet Area 201 Sq. Ft., Quilon Palms, 5 Wing, Building No. 5, Near Anthony Garden, Pvt. Ltd, Village Karade, Khurd, Tal.Panvel Dist Raigad, Maharashtra-410220 (Super Built up area measuring 311 sq. ft.)	04-Jan-2023	Rs. 10,70,000/- (Rupees Ten Lakh Seventy Thousand Only)
1. Mr. Nilesh G. Nandani 2. Mr. Sarjani (Prospect No IL1002915)	24-Jan-2023 & Rs. 18,95,145/- (Rupees Eighteen Lakh Ninety Five Thousand One Hundred Forty Five Only)	All that part and parcel of the property bearing Flat No. 204, Carpet Area Ad Measuring 402 Sq. Ft. and Super Built Up Area Ad Measuring 600 Sq. Ft. on 2nd Floor, in Building No. 5, Maple City, Chintamani Chowk, Near Badalpur High School, Badalpur, West, Thane, Maharashtra, India, 421503.	19-Apr-2023	Rs. 26,50,000/- (Rupees Twenty Six Lakh Forty Thousand Only)
1. Mr. Atallah Barkat Ali, 2. Mr. Barkat Habibullah, 3. Mrs. Jabrunnisa Barkat Ali (Prospect No 887479)	22-May-2023 & Rs. 13,63,173/- (Rupees Thirteen Lakh Sixty Three Thousand One Hundred Seventy Three Only) Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No 205, Building No. 6, Carpet Area 181 sq. ft., Quilon Palms, Survey No. 21A, Maharashtra, India 410220 (Super Built Up Area Ad Measuring: 315 Sq. Ft.)	04-Aug-2023 As On Date 04-Dec-2023 Rs. 12,83,550/- (Rupees Twelve Lakh Eighty Three Thousand Five Hundred Fifty Five Only)	Rs. 10,84,000/- (Rupees Ten Lakh Eighty Four Thousand Only) Earnest Money Deposit (EMD) Rs. 1,08,400/- (Rupees One Lakh Eight Thousand Four Hundred Only)

Date of Inspection of property : 05-Feb-2024 11:00 hrs -14:00 hrs
 EMD Last Date : 07-Feb-2024 till 5 pm.
 Date/Time of E-Auction : 09-Feb-2024 11:00 hrs-13:00 hrs.
 Mode of Payment : EMD payments are to be made via online mode only. To make payments you have to visit <https://www.iflhome.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 via 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- IFL 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.iflhome.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 shall improve his bid 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.
 - For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs on weekdays Monday to Friday or write to email: auction@iflhome.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 IFL-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 therefor. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.
 - 15 DAYS SALE NOTICE UNDER THE RULE 8 (6) OF THE SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with updated 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: Thane Date: 06-Jan-2024
 Sd/- Authorized Officer, IFL Home Finance Limited

KOTAK MAHINDRA BANK LIMITED

KOTAK OFFICE: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051.
Corporate Identity No. L65110MH1985PLC038137.
Regional Office: Admas Plaza, 4th Floor, 160/16, CST Road, Koliwaly Village, Kunchi Kurve Nagar, Near Hotel Hare Krishna, Santacruz East, Mumbai - 400098.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorized Officer of Kotak Mahindra Bank Ltd, the **Physical Possession** of which has been taken by the Authorized Officer of Kotak Mahindra Bank Ltd, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt Ltd. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Name of the Borrower(s)/ Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection of Immovable Properties	Date/ time of Auction
(Loan Account No. L1AP19306 1. Mr. Bharat Kumar Ramanlal Shah (Deceased) (Borrower) Through Its Legal Heirs - A) Mrs. Neelam P. Shah B) Mrs. Kalaben Bharat Kumar Shah C) Mr. Ankur Bharat Shah D) Mrs. Ridhi Ankur Shah E) Mr. Dharmesh Bharat Kumar Shah F) Mamta Dharmesh Shah.	Demand Notice Dated: 12th August, 2020 Rs. 2,18,72,092.78/- (Rupees Two Crore Eighteen Lakhs Seventy Two Thousand Ninety Two and Paise Seventy Eight Only) as on 04.08.2020	Office No. 701, 7th Floor, Adm. 1407 Sq. Ft. Pratik Plaza JSK Infotech S.V. Road, Opp. Patel Auto Service on Plot bearing C.T.S. No. 1394-C.S. No. 411 H. No. 2 of Village Malad South, Goregaon West -400062.	Rs. 3,64,69,440/- (Rupees Three Crores Sixty Four Lakhs Sixty Nine Thousand Four Hundred Forty Only)	Rs. 36,49,440/- (Rupees Thirty Six Lakhs Forty Nine Thousand Nine Hundred Forty Four Only)	19th January, 2024 from 11 a.m. to 12 p.m.	29th January 2024 from 2 p.m. to 3 p.m.

Last Date for Submission of Offers / EMD:- 25th January 2024 till 5.00 pm
 Bid Incremental Amount: Rs. 1,00,000/- (Rupees One Lakh Only)

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the Further Terms and Conditions of the Bid document and as per the procedure set out therein. Bids to be submitted by the Bidder to the Authorized Officer of Kotak Mahindra Bank Ltd. i.e. <https://www.bankauctions.com>, for bid documents, the details of the secured asset put up for e-Auction and the Bid Form will be submitted online. (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No. :- +91 72917124.25.26, Mobile No. :- 9813879314 E-mail ID: delive@c1india.com & support@c1india.com; (4) To the best of knowledge and information of the Authorized officer, there is no encumbrance in the properties. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of properties put on e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of "Kotak Mahindra Bank Limited" payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. (6) The Borrower (s) / Mortgagee (s) / Guarantor (s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 8(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within 15 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity of the borrower/guarantors/mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. (7) For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/bank-auctions.html> or contact the Officer, Internal Despatch @ 9324098979. Email ID: askh.motwani@kotak.com or [Mr. Kanhyasham Gupta @ 8369156909, Email ID: \[kanhyasham.gupta@kotak.com\]\(mailto:kanhyasham.gupta@kotak.com\) and/or Mr. Ashok Motwani @ 9873735553. Email ID: \[ashok.motwani@kotak.com\]\(mailto:ashok.motwani@kotak.com\) at above mentioned Regional/Registered office of Bank. \(8\) **Special Auction:** e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited \(KMBL\), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their bid or per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that the successful bidder shall be responsible for the dues as mentioned above and the responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives wherever required so that they are able to circumvent such situation and still able to participate in the e-Auction successfully. However, it is requested to the Bidder\(s\) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.](mailto:Mr. Kanhyasham Gupta @ 8369156909)

Sd/-
 Authorized Officer
Kotak Mahindra Bank Limited

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

Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infotek Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 16, UdyogVihar, Phase-V, Gurgaon-122015 (Haryana) and Branch Office at IFL Home Finance Centre, Premium Park, Bolinj Agashi Road, Above OTW Hotel, Virar (West) - 401303 & IFL Home Finance, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane - 400604 under the Securitization and Recon-struction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL has taken the possession of the following properties pursuant to the notice issued under Section 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 IFL-HFL's Dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.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. Jahangir Hasan Shaikh 2. Jahangir Roblal 3. Mrs.Murtaz Jahangir Shaikh (Prospect No797802)	17-Aug-2022 Rs. 33,27,388/- (Rupees Thirty Three Lakh Twenty Seven Thousand Three Hundred Eighty Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat No. 1410, 14th Floor, Area Measuring 416 Sq.Ft. Carpet D. Wing, Vinay Utopia Imperia Big Bldg No. 29, Sector-14, Durgam Chhatrapati Sagar Road Near Golik City, Virar West , Virar, 401303, Maharashtra, India (Area measuring 699 sq. ft.)	28-Jun-2023	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)
1. Mr.Kalish Shashikant Salvi 2. Mrs.Nikita Kalish 3. Mr.Shashikant Salvi 4. Mr. Vraj Swani (Prospect No 874242)	23-Jun-2022 Rs. 83,48,488/- (Rupees Eighty Three Lakh Forty Eight Thousand Four Hundred Eighty Eight Rupees Only) Bid Increase Amount Rs. 50,000/- (Rupees Fifty Thousand Only)	All that part and parcel of the property Flat no.304, 3rd Floor, area measuring 416 Sq. Ft. Carpet Area car parking space, Ring H, Casa Woodlands, Upper Thane Village Anjur Mangoli And Sarai Thane, 421302, Maharashtra,INDIA (Super built up area measuring 991 sq.ft.)	29-Aug-2022	Rs. 56,00,000/- (Rupees Fifty Six Lakh Only)
1. Mr. Sandeep Vasant Bai 2. Mrs.Sangeeta Sandeep Bai (Prospect No IL10047146)	24-Sep-2022 Rs. 18,01,035/- (Rupees Eighteen Lakh One Thousand Three Hundred Fifty Only) Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property Flat No. 306 On 3Rd Floor/Area Admeasuring 232 Sq.Ft. Carpet Area, Shri Ganesh Gardasia, Village Badalpur, Tal Ambernath, Thane, Maharashtra, India, 421503. (Super built up area: 349 sq. ft.)	09-Dec-2022	Rs. 9,00,000/- (Rupees Nine Lakh Only)
1. Mr. Madan Battu Sagare 2. Mrs. Rupal Mahadev Rabode 3. Mr. Manish Bhatt (Prospect No IL10157799)	19-Oct-2022 Rs. 25,44,898/- (Rupees Twenty Five Lakh Forty Four Thousand Eight Hundred Ninety Eight Only) Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property Flat No. 602, Carpet Area 350 sq. ft., Floor No. 6, Type F, Building No 14 Type F, Proposed residential building at Plot No. 147 & 148, H.No. 147 & 148 H.No. 148 H.No. 148 in Village Shirgaon, Taluqa Ambernath District Thane, Maharashtra-421504 (Super built up area measuring 623sqft)	04-Jan-2023	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)

Date of Inspection of property : 19-Jan-2024 11:00 hrs -14:00 hrs
 EMD Last Date : 22-Jan-2024 till 5 pm.
 Date/Time of E-Auction : 25-Jan-2024 11:00 hrs-13:00 hrs.
 Mode of Payment : EMD payments are to be made via online mode only. To make payments you have to visit <https://www.iflhome.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