

RELIANCE COMMERCIAL FINANCE LIMITED

Registered Office: - Reliance Commercial Finance Ltd., Ruby Tower, 11th floor, North West wing, Plot No.29, J.K Sawant Marg, Dadar Mumbai 400 028

POSSESSION NOTICE
(As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas pursuant to the approved resolution plan of the **Reliance Home Finance Limited**, (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/33, DBR No. BP. BC. 45/21.04, 048/2018-19 dated 7th June, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (RCFL). And whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL. And Whereas the undersigned being the Authorized Officer of Reliance Commercial Finance Ltd. under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein shown in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned details.

The Borrower/Co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Reliance Commercial Finance Ltd.**

The Borrower/Co-borrowers/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower/Co-Borrower Name & Address	Date & Amount mentioned as per Demand Notice	Date & Amount mentioned as per Possession Notice	Date of Possession
1.	1) Vijay Shivajirao Patil & 2) Homaj Vijay Patil Both having address at – 1/10, 1st Floor, Adarsha Welfare Association Damu Nagar Kandivali (East) Mumbai 400101.	26th September, 2018 & Rs.85,48,483/- (Rupees Eighty Five Lakh Forty Eight Thousand Four Hundred Eighty Three Only) as on 26th September, 2018	Rs.85,47,944/- (Rupees Eighty Five Lakh Forty Seven Thousand Nine Hundred Forty Four Only) as on 02nd October, 2023	30-10-2023

Description of Immovable Property: "All the piece and parcel of properties bearing Flat No 402 admeasuring 67.73 sq. ft. carpet area equal to 62.97 Sq. Mtrs. Plus adjoining open terrace admeasuring 21 sq. ft. areas to 1.95 sq. mtrs And Flat no 401 admeasuring 415.6 sq. ft. equal to 38.61 Sq. Mtrs. carpet area plus adjoining open terrace admeasuring 19 sq. ft. areas equal to 1.77 sq. mtrs area thereabouts on the 4th floor known as Sai Ashish Apartment (Now Sai C. H. S. Ltd.) situated on plot No 39, Sec-20 Kamolte Navi Mumbai - 410209".

1) Mohammed Hasm Shaikh Having Address At- Shop No. 3, Ground Floor, Individual Chs Selector 40 Plot No 32, Nerul West, Navi Mumbai, Maharashtra- 400706 2) Farzana Hasim Shaikh Both Having Address At - Flat No 002 Gr Flr. B Wing, Pooja - Pride Bldg No 02, Pooja Township Behind Tata Housing Village Beteagon Boisar W Thane Maharashtra - 401501 Also At- Ss Ili Room No. 828 Sec 56 Kolandharaire Navi Mumbai Maharashtra- 400708 Also At- Vill Po Sulapadada Saharsa, Saharsa Bihar Saharsa Bihar-852201	28th June, 2022 & Rs.6,90,896/- (Rupees Six Lakh Ninety Thousand Eight Hundred Ninety Six Only) as on 23rd June, 2022	Rs. 6,81,867/- (Rupees Six Lakh Eighty One Thousand Eight Hundreds Sixty Seven Only) as on 26th October, 2023	31-10-2023
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Description of Immovable Property: "All The Piece And Parcel Of Flat No. 02, On Ground Floor, Admeasuring 17.43 Sq. Meter Carpet, i.e. 20.92 Sq. Meters In B Wing, Type In Building No. 2 & Building Known As Pooja Pride In Pooja Township & Being Constructed On N. A. Land Bearing Cut No. 112, Admeasuring 14820 sq. Meter Ling Being And Situate At Village Beteagon, Tuka Palghar, District Thane 401501, Sub-Registrar Palghar" Village Khaira, Boisar Palghar Road, Boisar, Tal-Palghar Said Building Standing On NA Land Bearing Survey No 52 (New) 91 (Old) Admeasuring 84-1-7 And No. 54 (New) 92(Old), Admeasuring 7-89-1 Situated At Lying And Being In The Revenue Village Khaira, Tal-Palghar, Dist-Palghar-401501"

1) Amin Babu Shaikh having address At- Art Point Shop No 4 Sundaram Apartment U/3 Oswal Empire Navpur Road Boisar West Thane Maharashtra-401501 & 2) Sultana Amin Shaikh both Having Address At- Flat No C/005 Building No 6 Yashwant Srushti Khaira Boisar West Tal Dist Palghar Thane Maharashtra- 401501 Also At- 03 Ground Floor, D Wing, Bldg No 6 Yashwant Srushti Complex, Palghar Boisar Road, Palghar Thane Maharashtra-401501 Also At- H. No 2471B Sarjay Nagar Ram Mandir Navapur Road Khaira Thane Tal Palghar Boisar West Thane Maharashtra-401501	28th June, 2022 & Rs.20,63,818/- (Rupees Twenty Lakh Sixty Thousand Eight Hundred Eighty Eight Only) as on 23rd June, 2022	Rs.19,77,148/- (Rupees Nineteen Lakh Seventy Seven Thousand One Hundred Forty Eight Only) as on 26th October, 2023	31-10-2023
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Description of Immovable Property: "All The Piece and Parcel of Flat Situated Within The Registration Division And District Thane, At Revenue Village Khaira, Bearing Flat No. D-003, Admeasuring 67.2 Sq. Ft. i.e. 62.63 Sq. Mtr. Of Built up Area on the Ground Floor, The Said Building Known As " Building No-6 Yashwant Sruthi" At Revenue Village Khaira, Boisar Palghar Road, Boisar, Tal-Palghar Said Building Standing on NA Land Bearing Survey No. 52 (New) 91 (Old) Admeasuring 84-1-7 And No. 54 (New) 92(Old), Admeasuring 7-89-1 Situated At Lying And Being In The Revenue Village Khaira, Tal-Palghar Dist-Palghar-401501"

1) Keshav Ratanshi Vasani having address at: A/22 Om Shruti Chs Tulinj Road Near Shanti Nagar Nallasopara East Thane Maharashtra-401209 Also at: Orbit Construction A/22 Om Shruti Near Shanti Nagar Tulinj Road Nallasopara East, Thane Maharashtra-401209 Also at: Flat No 102 1st Floor F Wing Bldg No 2 Shiv Srushthi Complex Achole Rd Village Achole Nallasopara E Vasai Thane Maharashtra-401209 2) Manjula Keshav Vasani having address at: A/22 Om Shruti Chs Tulinj Road Near Shanti Nagar Nallasopara East Thane Maharashtra-401209 Also at: Flat No 102 1st Floor F Wing Bldg No 2 Shiv Srushthi Complex Achole Rd Village Achole Nallasopara E Vasai Thane Maharashtra-401209 3) Orbit Construction having address at: A/22 Om Shruti Chs Tulinj Road Near Shanti Nagar Nallasopara East Thane Maharashtra-401209 Also at: Flat No 102 1st Floor F Wing Bldg No 2 Shiv Srushthi Complex Achole Rd Village Achole Nallasopara E Vasai Thane Maharashtra-401209	3rd March, 2023 & Rs.40,16,851/- (Rupees Forty Lakh Sixteen Thousand Eight Hundred Fifty One Only) as on 28th February 2023	Rs.40,40,076/- (Rupees Forty Lakh Forty Thousand Seventy Six Only) as on 26th October, 2023	31-10-2023
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Description of Immovable Property: "All the piece and parcel of property bearing FLAT No 102 1ST FLOOR F WING BLDG No 2 SHIV SRUSHTHI COMPLEX ACHOLE RD VILLAGE ACHOLE NALLASOPARA E VASAI THANE MAHARASHTRA-401209 (Hereinafter referred to as "the Schedule Property")"

Dated: 02.11.2023
Place: MUMBAI

Sd/- Authorised Officer
Reliance Commercial Finance Ltd.

ASREC (India) Limited

Dynasty Business Park, Unit No A-212, 2nd Floor, Andheri Kuria Road, Andheri (East), Mumbai - 400059

PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

Whereas, ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), 2002 having its Registered Office at Solitaire Corporate Park, Building No 2 – Unit No.201-202A & 200-202B, Ground Floor, Anandhi Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093 [hereinafter referred to as "ASREC"] and secured creditor of **M/s Dhruv Enterprises, M/s Shubham Enterprises, Mr. Shubhang Dilip Dhruv and Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv** (borrower) by virtue of Deed of Assignment dated 25.03.2021, executed with original lender Bharat Co-operative Bank (Mumbai) Ltd, whereby ASREC (India) Ltd, in its capacity as trustee of ASREC (India) 2020-21 Trust, has acquired the financial assets of aforesaid secured borrower from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 12.03.2021 u/s 13(2) of the said act calling upon the borrower 1. **M/s Dhruv Enterprises** (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Mr. Shubhang Dilip Dhruv, Mrs. Siddhi Dilip Dhruv, Mr. Jayesh Rajnikant Sanghani, Mrs. Shweta Shubhang Dhruv, Mr. Dilip Amrutlal Dhruv, son & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Raksha H. Parekh, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrimankar, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Nita R. Parekh, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv (Partners & Joint Co-Borrowers) in their capacity for repayment of total outstanding amount to **Rs.10,24,89,152.00 (Rupees Ten Crores Twenty Four Lakhs Eighty Nine Thousand One Hundred Fifty Two Only)** and, 2. **M/s Shubham Enterprises** (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Mrs. Neeta Amrutlal Dhruv, Mrs. Shweta Shubhang Dhruv, Mr. Shubhang Dilip Dhruv, Mrs. Siddhi Dilip Dhruv, Mr. Dilip Amrutlal Dhruv, Son & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Raksha H. Parekh, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrimankar, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Nita R. Parekh, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv (Partners & Joint Co - Borrowers) in their capacity for repayment of total outstanding amount to **Rs.12,55,75,563.00 (Rupees Twelve Crores Five Lakhs Seventy Five Thousand Five Hundred Sixty Three Only)** and 3. **Mr. Shubhang Dilip Dhruv** (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Mrs. Raksha H. Parekh, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrimankar, Daughter & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Nita R. Parekh, Daughter & legal heir of late Mrs. Indira, & Mrs. Siddhi Dilip Dhruv (Partners & Joint Co - Borrowers) in their capacity for repayment of total outstanding amount **Rs.3,57,56,551.00 (Rupees Three Crores Fifty Seven lakhs Fifty Six Thousand Five Hundred Fifty One Only)**, 4. **Mr. Dilip Amrutlal Dhruv, Joint Co-Borrower Mr. Shubhang Dilip Dhruv** to repay the amount mentioned in the notice aggregating to **Rs. 4,03,22,030.00 (Rupees Four Crore Three Lakh Twenty-Two Thousand and Thirty Only)**, 5. **Mrs. Varsha Dilip Dhruv, Joint Co-Borrower Mr. Shubhang Dilip Dhruv, Mr. Dilip Amrutlal Dhruv** to repay the amount mentioned in the notice aggregating to **Rs. 45,19,194.00 (Rupees Forty-Five Lakh Nineteen Thousand and One Hundred Ninety-Four Only)** as on 28.02.2021 together with accrued further interest as stated in demand notice and expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice. Total outstanding amount aggregating to **Rs. 30,86,62,490.00 (Rupees Thirty Crores Eighty-Six Lakhs Sixty-Thousand Four Hundred and Ninety only)** with further interest thereon till the date of payment in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd to M/s Dhruv Enterprises, M/s Shubham Enterprises, Mr. Shubhang Dilip Dhruv, Mr. Dilip Amrutlal Dhruv & Mrs. Varsha Dilip Dhruv within the stipulated period of 60 days from the date of the notice.

The borrower/Joint Co. Borrower/Partners/guarantors/mortgagors/having failed to repay the entire dues as per said demand notice within the stipulated period of sixty days and pursuant to aforesaid Assignment in favour of ASREC (India) Limited acted as trustee of ASREC – PS-12/2020-21 Trust, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 12.05.2023 in respect of Part & Parcel of the Flat No. 903, admeasuring 627 sq. Ft. carpet area Storage B-1 admeasuring 425 sq. Ft. carpet area, on 18.05.2023 in respect of Office No. 6, admeasuring 314 sq. Ft. carpet area and on 19.05.2023 in respect of Commercial premises 1A & 1B, admeasuring 375 sq. Ft. carpet area and 715 sq. Ft. carpet area.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Co-borrower and Guarantor (s) in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per said demand in pursuance of Section 13(2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	E.M.D. (Rs. in Lakh)	Bid Increment (In Rs.)
1	Flat No.903, ads. 627 Sq. ft, carpet area is on the 9th Floor, of Shree Vigneshwar Co-op Housing Society Ltd, Shradhdhanandan Road, Vile Parle (East), Mumbai – 400 057, (Owned by Mr. Dilip Amrutlal Dhruv)	201.00	21.00	100000
2	Office No.6, ads.314 Sq. ft, Carpet area on the ground floor of Naman CHSL, Dadabhai Road, Andheri (West), Mumbai – 400 058 (Owned by Mr. Shubhang Dilip Dhruv & Siddhi Dilip Dhruv)	126.00	13.00	100000
3	Storage No. B-1, at Basement ads. 425 Sq. ft, carpet area, Varalakshmi CHSL, Plot no.35, Hanu-mara Road, Vile Parle Road (East), Mumbai – 400 057 (Owned by Mr. Dilip Amrutlal Dhruv and Mr. Shubhang Dilip Dhruv	98.00	10.00	100000
4	Commercial Premises / Office in the building now known as "Shubhangar" (formerly known as "Hira Tulsi"), Swastik Co-operative Housing Society Ltd., JVPD, Vile Parle (West), Mumbai – 400 056: i.No.1/A in Ground Floor admeasuring about 375 sq.ft. carpet area and ii.No.1/B in Lower: 1st floor, admeasuring about 715 sq. Ft. carpet area (Owned by Mrs. Varsha Dilip Dhruv, Mr. Dilip Amrutlal Dhruv and Mr. Shubhang Dilip Dhruv)	458.00	46.00	100000

- TERMS & CONDITIONS: -**
- The E-Auction Will Be Held On 07.12.2023 Between 10.00 A.m To 12.00 P.m With Unlimited Auto Time Extension Of 5 Minutes Each, Till The Sale Is Concluded.
 - E-auction will be conducted under "online electronic bidding" through ASREC 's approved service provider **M/s. CI INDIA PRIVATE LIMITED** at website: <https://www.bankauctions.com> and <https://www.bankbauctions.com>. E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankbauctions.com>. The intending bidder should valid a valid e-mail address. The contacts of **M/s. CI INDIA Private Limited** and **Mr. Bhavik Pandya**, Mobile: +91 8866682937, Help Line No. +91- 124-4302020/ 21 22, + 917291981124/ 1125/ 1126, Email: gajarat@ciindia.com, support@bankauctions.com.
 - Registration of the enlisted bidder will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any delay or non payment on the part of the bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
 - The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/affects affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/vises.
 - The property shall be sold at the reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorized Officer ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai -400093 or submit through email to vikas@asrecindia.co.in. Last date for Submission of Bid Form is 06.12.2023 up to 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
 - The intending purchasers / bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 09020100001517, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of ASREC PS-12/2020-21 TRUST, IFSC Code: BIDD00090.
 - The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
 - The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
 - The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
 - The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.
 - The interested bidders can inspect the property on 29.11.2023 from 11.00 AM to 1.00 PM. For Serial No.2 to 4 from 2:00 PM to 4:00 PM For serial No. 1,3 & 4 Contact Details: Mr. Vikas Kanade - Cell No. 9324237224, 022 – 69314509, Mr. N.S. Deora - Cell No. 9619048284, 022 – 69314509 Mr. Jagdish Shah- Cell No. 702148336, may be contacted for any query.
 - The Authorized Officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
 - The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
 - The highest bid will be subject to approval of the secured creditor.
 - This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 30 days' notice to the borrowers / guarantors /mortgagors for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in full.
- Date:** 02.11.2023
Place: Mumbai
- Vikas Kanade, Authorized Officer,
ASREC (India) Ltd.

NOTICE

Notice is hereby given that the Certificates for under mentioned 450 equity shares of Larsen & Toubro Limited standing in the names of late Mrs. Dinoo Cavas Pardiwalla and late Miss Viloo Savaksa Pardiwalla have been lost or mislaid and the undersigned has applied to the Company to issue duplicate certificates for the said shares. Any person who has any claim in respect of the said shares should write to the Registrar, KFin Technologies Ltd., Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Hyderabad 500032 within one month from this date else the Company will proceed to issue duplicate certificates.

Sr No.	Folio No.	No. of Securities held	Security Certificate No.	Distinctive Nos.
				From To
1	08683743	50	80268	3894423 3894472
2	08683743	50	239572	142586513 142586562
3	08683743	100	359049	577923781 577923880
4	08683743	100	453939	619433193 619433292
5	08683743	150	1342065	1393328066 1393328215

2nd November, 2023
Mumbai

Sd/-
Homi Cavas Pardiwalla
Name of Applicant

Public Notice For E-Auction For Sale Of Immovable Properties

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 88, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "CTS No 427/81 to Tanaji Nagar Near Kalka Mata Mandir 2nd Floor Chichwad Pune 411033" & "Shop No.21, The Edge, 2nd floor Behind Prakash Talkies, near ICICI Bank Palghar (W) - 401404 " under the Securitization 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 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, 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. Mrs. Jyoti Sunil Khokhar 2. Mr. Sunil Ramprasad Khokhar (Prospect No. 783340)	23-Nov-2019 Rs. 21,55,768/- (Rupees Twenty One Lakh Fifty Five Thousand Seven Hundred Sixty Eight Only)	All that part and parcel of the property bearing Flat A1-107, admeasuring 39.95 sq.mtrs along with adjoining terrace admeasuring 4.16 Sq.Mtrs, 1st Floor, "Mantra Residency", Gat No.1, Village Nigohi Taluka Khed, Pune, Maharashtra-410501 (Built up area Ad.Measuring: 641 Sq.ft)	26-Oct-2023 Total Outstanding As On Date 05-Oct-2023 Rs. 30,57,666/- (Rupees Thirty Lakh Fifty Seven Thousand Six Hundred Sixty Six Only)	Rs. 20,57,000/- (Rupees Twenty Lakh Fifty Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 2,05,700/- (Rupees Two Lakh Fifty Thousand Seven Hundred Only)		
1. Mr. Vinod P. Sahani (Prospect No. 874807)	01-Sep-2022 Rs. 18,74,749/- (Rupees Eighteen Lakh Seventy Four Thousand Seven Hundred Forty Nine Only)	All that part and parcel of the property bearing Flat bearing No. 401, on Fourth Floor admeasuring 425 Sq. Ft. Carpet Area, in the building known as "SHREE TOWNSHIP", Bldg. No. 8, Wing "16", Type A as per approve plan Constructed on N. A. land bearing Survey No./Gul. No. 10-458/1, admeasuring 11550 square meters, of Village Kamblagan, Taluka and District Palghar, Maharashtra, India- 401501 (Built Up Area 510 Sq. Ft.)	23-Oct-2023 Total Outstanding As On Date 05-Oct-2023 Rs. 26,67,788/- (Rupees Twenty Six Lakh Sixty Seven Thousand Seven Hundred Eighty Eight Only)	Rs. 13,95,000/- (Rupees Thirteen Lakh Ninety Five Thousand Only) Earnest Money Deposit (EMD) Rs. 1,39,500/- (Rupees One Lakh Thirty Nine Thousand Five Hundred Only)		
1. Mr. Ashokkumar Shekar Gundu 2. Mrs. Gunta Ashok Gundu (Prospect No. IL10037739)	09-Sep-2022 Rs. 21,26,587/- (Rupees Twenty One Lakh Twenty Six Thousand Five Hundred Eighty Seven Only)	All that part and parcel of the property bearing Flat No 201, Admeasuring Area 336.7 sq. Ft., 2nd Floor Ambrosia 5 Building, Ambrosia Palghar West, Thane, Maharashtra, India, 401404	23-Oct-2023 Total Outstanding As On Date 05-Oct-2023 Rs. 23,97,965/- (Rupees Twenty Three Lakh Ninety Seven Thousand Nine Hundred Sixty Five Only)	Rs. 15,29,000/- (Rupees Fifteen Lakh Twenty Nine Thousand Only) Earnest Money Deposit (EMD) Rs. 1,52,900/- (Rupees One Lakh Fifty Two Thousand Nine Hundred Only)		
Date of Inspection of property		EMD Last Date	Date/ Time of E-Auction			
30-Nov-2023 1100 hrs -1400 hrs		04-Dec-2023 till 5 pm.	06-Dec-2023 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.iiflhome.com and pay through link available for the property Secured Asset only. Note: Payment link for each property Secured Asset is provided. 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 account details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, Account No:-9902879xxxxx followed by Prospect Number, c) IFSC Code:- SCBL0306001, d) Bank Address:- Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.						
Terms and Conditions:- 1. 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 and EMD copy of the KYC and PAN card at the above mentioned Branch Office. 2. 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. 3. 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. 4. The purchaser has to bear the cost, 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. 5. Bidders are advised to go through the website https://www.iiflhome.com and https://www.iifl.com/home/loans/properties-for-auction for details terms and conditions of the property sale & auction application form before submitting their Bids for taking part in the auction sale proceedings. 6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID:- auction.hi@iifl.com, Support Helpline Numbers at 1800 2672 499. 7. 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.hi@iifl.com. 8. Notice is hereby given to above said lenders 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. 9. 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. 10. 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 up for sale. 11. 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 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. Sd/-Authorized Officer, IIFL Home Finance Limited Place : Palghar & Pune Date : 02-Nov-2023						

ICICI Home Finance

Corporate Office: ICICI Home Finance Company Limited Indici HFC Tower, Andheri - Kuria Road, Andheri (East), Mumbai - 400059, India

Branch Office: 1st floor, Office No. PO214/7, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar- 401501

Branch Office: 2nd floor, 033, Plot No.2, KT Empire, Above State Bank of India, Navghar, Vasai (W)- 401202

[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 Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder;

No.	Name of Borrower(s)/ Co Borrowers/ Guarantors/ Legal Heirs. 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 Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Vandana Akhilesh Jha (Borrower) Akhilesh Jha (Co-Borrower) Loan Account No. LHBHO000001301526	Flat No.104, C- Wing on the 1st floor, Building No.3, type C3, "Thakur Matrachaya C Type" located on Survey No. 61/14/1, 61/1/6, 61/1/7, 61/1/8, 61/1/9, 61/1/10, 63/1, 63/3 and 63/4 Village Pashal, Taluka & District Palghar- 401501	Rs. 19,08,727/- October 26, 2023	Rs. 14,80, 500/- Rs. 1,48, 050/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
2.	Pranav Nair (Borrower) Surendranath Nair (Co- Borrower) Sangeetha S Nair (Co-Borrower) Loan Account No. LHBHO00001302322	Flat No.905, E wing on the 9th floor, Orange Heights, Building No.2, Sector No.3, Village Nilemore, Taluka Vasai, Dist. Thane, Nallasopara West	Rs. 25,50,178/- October 26, 2023	Rs. 21,87, 000/- Rs. 2,18, 700/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
3.	Prajakta Rohan Sawant (Borrower) Sawant Rohan Hari (Co-Borrower) Loan Account No. LHBHO00001360830 & LHBHO00001361036	Flat No.307 on Third floor, B wing, Renuka Complex- Building No.1, Survey No.24-A & 24-D situated at Village Pashal, Tal. & Dist. Palghar, Maharashtra- 401501	Rs. 26,35,915/- October 26, 2023	Rs. 20,16, 000/- Rs. 2,01, 600/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
4.	Prajakta Rohan Sawant (Borrower) Rohan Hari Sawant (Co-Borrower) Loan Account No. LHBHO00001361040 & LHBHO00001364126	Flat No. 306 on Third floor, B wing, Renuka Complex - Building No. 1, Survey No. 24- A & 24-D situated at Village Pashal, Tal. & Dist. Palghar, Maharashtra 401501	Rs. 15,87,531/- October 26, 2023	Rs. 12,96, 000/- Rs. 1,29, 600/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
5.	Prakash Devkant Jha (Borrower) Mukesh Devkant Jha (Co-Borrower) Devkant Pitambar Jha (Co-Borrower) Loan Account No. LHMMUM00001280934 & LHMMUM00001280941	Flat No. 301 on the 3rd Floor in A Wing in the Building No. 2 in sector No. 7, Dream City, Survey No. 74/2, 76, 85, 75 and 74 at Village Boisar, Tal. & Dist Palghar, Maharashtra	Rs. 20,95,991/- October 26, 2023	Rs. 13,98, 250/- Rs. 1,39, 830/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
6.	Ramesh Kashiram Patkar (Borrower) Datashree Ramesh Patkar (Co-Borrower) Loan Account No. LHMMUM00001296967	Flat No. 403 on the Fourth Floor in the D Wing, United Regency, Village Pantambi, Taluka & Dist. Palghar	Rs. 21,27,886/- October 26, 2023	Rs. 17,50, 320/- Rs. 1,75, 040/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
7.	Dinesh Magdum Chaurasiya (Borrower) Vimla Dinesh Chaurasiya (Co-Borrower) Loan Account No. LHMMR00001407509 & LHMMR00001407671	Flat No. 203 on the 2nd Floor in A wing in the Building No. 1 in Sector No. 9, Dream City, Survey No. 74/2, 76, 85, 75, 74, Village Boisar, Tal & Dist. Palghar, Maharashtra	Rs. 22,18,981/- October 26, 2023	Rs. 15,30, 000/- Rs. 1,53, 000/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
8.	Swapnil Shreekant Nachne (Borrower) Rupal Swapnil Nachne (Co-Borrower) Loan Account No. NHPLG00000834159	Flat No. E-206 on 2nd Floor of E Wing, Building Type No. E6, on Plot No. 1 In Gut No. 145 In The Residential Cum Commercial Building Known as Gulmohar, Village Nandore, Taluka and District Palghar,	Rs. 14,60,956/- October 26, 2023	Rs. 14,57, 750/- Rs. 1,45, 780/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM
9.	Sanjay Ramakant Mhatre (Borrower) Darshana Sanjay Mhatre (Co-Borrower) Loan Account No. NHMIIM00001268376	Office No M1 Mezzanine Floor Ali Plaza Nr Vartak Road Virar West 13 Thane Maharashtra 401303	Rs. 34,94,551/- October 26, 2023	Rs. 44,45, 250/- Rs. 4,47, 530/-	November 21, 2023 11:00 AM- 03:00 PM	December 12, 2023 02:00 PM- 03:00 PM