

Public Notice For E-Auction For Sale Of Immovable Properties									
Mode of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Informal Housing Finance Ltd.) (IFL/HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurugram-122015 (Haryana) and Branch Office at "Office No.1, First Floor, Mahalaxmi Metro Tower, Plot No. C-1, Sector-4, Vaishali, Ghaziabad, Uttar Pradesh-201010 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"), Whereas the Authorized Officer ("AO") of IFL/HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following accounts/respect nos. with a right to sell the same on "AS IS WHERE IS, AS WHAT IS BASIS AND WITHOUT RECOURSE TO BASIS" for realization of IFL-HFL's dues. The Sale will be made by the undersigned through an e-auction platform provided at the website: www.iflhome.com									
S. No.	Borrower/s or Co-Borrower/s or Guarantor/s	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price				
		Rs. 20,68,506/- (Rupees Twenty Lakh Sixty Eight Thousand Five Hundred Six Only)	All that plot and parcel of the property Plot No. C/141 Upt-1, Front Lhs Mig. Dlf Ankur Vihar Ghaziabad., Ghaziabad, Uttar Pradesh, India, 201102. Area comprising 35.74 sq metre	25-Dec-2023 As On Date 3-Jan-2024	Rs. 11,52,000/- (Rupees Eleven Lakh Fifty Two Thousand Only)				
1.	Mr. Piyush Jain 2.Ms.Pink Jain (Prospect No IL10010887)	Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)		Rs. 20,64,874/- (Rupees Twenty Lakh Sixty Four Thousand Eight Hundred Seventy Four Only)	Earnest Money Deposit (EMD) Rs. 1,15,200/- (Rupees One Lakh Fifteen Thousand Two Hundred Only)				
2.	1. Mr. Shyam Babu 2. Mrs. Krishna 3.Mayank Tour And Travel (Prospect No C823752)	5-Feb-2022 Rs. 6,96,342/- (Rupees Six Lakh Ninety Six Thousand Three Hundred Forty Two Only)	All that plot and parcel of the property Plot No.G-F-1 admeasuring 33.44 sqmts., On Front Side without Roof rights, Ground Floor, Lig Area Measuring 40 Sq.Yds., Galaxy Apartment, Khasra No. 127, Raj Vihar Extension, Sadulabad, Pargana Lon, Ghaziabad., 201102, Uttar Pradesh India.	Date of Physical Possession 25-Dec-2023 As On Date 3-Jan-2024	Rs. 72,000/- (Rupees Seven Lakh Twenty Thousand only) Earnest Money Deposit (EMD) Rs. 9,16,722/- (Rupees Nine Lakh Sixteen Thousand Seven Hundred Twenty Two Only)				
		Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 9,16,722/- (Rupees Nine Lakh Sixteen Thousand Seven Hundred Twenty Two Only)	Rs. 72,000/- (Rupees Seventy Two Thousand Only)				
Date of Inspection of property		EMD Last Date		Date/Time of E-Auction					
13-Feb-2024 11:00 hrs -14:00 hrs		16-Feb-2024 5:30 till 5 pm.		20-Feb-2024 11:00 hrs -13:00 hrs.					
Mode Of Payment :- EMD payments are to be made online mode only. To make payments you have to visit https://www.iflhome.com and pay through link available for the property/ Secured Asset. Note: Paying EMD 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, upon successful bid, has to pay 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:-99028793xxxxxx followed by Prospect Number, d) IFSC Code:-SCLB0386001, e) 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.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.									
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case it 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 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.									
5. Bidders are advised to go through the website https://www.ifl.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.									
6. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID- auction.hg@igl.com . Support Helpline Numbers :@1800 2672 499.									
7. 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 between Monday to Friday or write to email- auction.hg@igl.com									
8. 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.									
9. 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.									
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 successful bidder/purchaser shall be liable for including EMD and the property will be remain put to sale.									
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender without assigning any reason therefor. In case of any dispute in tender/Auction, the decision of AO of IFL/HFL will be final.									
STATUTORY 30 DAYS SALE NOTICE UNDER 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 : Ghaziabad Date : 17-Jan-2024			Sd/-Authorized Officer, IFL Home Finance Limited						

