Kotak Mahindra Bank Limited

Online E - Auction Sale of Asset

Registered Office : 27 Bkc, C 27, G-block, Bandra Kurla Complex, Bandra (E), Mumbai, Maharashtra, Pin Code-400 051, **Branch Office** : Speed Building 3, Shahnajaf Road, La Place, Hazaratganj, Lucknow, Uttar Pradesh - 226001

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest act, 2002 under rule 8(5) read with proviso to rule 8 (6) of the Security Interest (Enforcement) rule, 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 Authorised Officer of Kotak Mahindra Bank Ltd. ("KMBL") on 3rd nov 2022, pursuant to the assignment of debt in its favour by Poonawalla Housing Finance Limited (Formerly known as Magma Housing Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 14.02.2023 **between 12:00 PM to 01:00 PM with unlimited extension of 5 minutes**, for recovery of **Rs.16,41,547/- (Rupees Sixteen Lakh Forty One Thousand Five Hundred Forty Seven only) as of 03.01.2023 along with future interest applicable from 04.01.2023 until payment in full with cost and charges under the loan account no. HM0044H18100117**, due to KMBL, secured creditor **from Ms.** Sushila Gupta **&** Mr. Anoop Kumar Gupta. The reserve price will be Rs.10,00,000/- (Rupees Ten Lakh only) and the Earnest Money Deposit will be Rs.1,00,000/- (Rupees One Lakh only) **&** last date of submission of EMD with KYC is 13.02.2023 up to 6:00 P.M. (IST.).

Property Description:- Postal Address:- 192M 22ZP 7 OPS Nagar Rajrcoppur Allahabad (Prayagraj) Uttar Pradesh-211011.

More particularly described as :- All that piece and parcel of mortgage property of Plot no.3 part of Arazi no. 462 Mauza-Pipraon, Pairgana-Rampur & Tehsil-Karchhana, Dist.-Allaiabad (Prayagraj) Allahabad, Pin-212301.

The borrower's attention is invited to the provisions of sub section 8 of section 13, of the sarfaesi act, in respect of the time available, to redeem the secured asset. Public in general and borrowers in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion of the secured creditor.

In case of any clarification/requirement regarding assets under sale, bidder may contact **MR. AKSHIT SOLANKI (+91 7302111608), MR. SOMESH SUNDRIYAL (+91 9910563402), MR. SHRESTH SHUKLA (+91 9307071107) & MR. RAJENDER DAHIYA (+91 8448264515).** For detailed terms and conditions of the sale, please refer to the link **https://www.kotak.com/en/bank-auctions.html** Provided in Kotak Mahindra Bank website i.e. **www.kotak.com** and/or on **https://bankauctions.in/**

PLACE: PRAYAGRAJ, DATE: 06.01.2023 **Authorized Officer, Kotak Mahindra Bank Limited**

HDB FINANCIAL SERVICES LIMITED

REGD. OFFICE: "RADHIKA", 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHEMDABAD, GUJARAT, PIN CODE: 380009. BRANCH OFFICE: Tajpuriya Palace,Above Kajaria Tiles,Near Kukrail Pull, Beside Zarista showroom,Shakti Nagar,Faizabad Road,Lucknow-226016

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT,2002

You The Below Mentioned Borrower, Co-borrowers And Guarantors Have Availed Loan(s)/ Financial Facility(ies) From Hdb Financial Services Limited By Mortgaging Your Immovable Properties (securities) And Defaulted In Repayment Of The Same. Consequent To Your Defaults Your Loan Was Classified As Non-performing Asset. Subsequetly, The Company Has Issued Demand Notice Under Section 13(2) Of The Securitization And Reconstruction Of Financial Asset And Enforcement Of Security Interest Act, 2002 (the Act). The Contents Of Which Are Being Published Herewith As Per Section 13(2) Of The Act Read With Rule 3(1) Of The Security Interest (enforcement) Rules, 2002 As And By Way Of Alternate Service Upon You. Details Of The Borrowers, Co-borrowers, Loan Account No., Loan Amount, Demand Notice Under Section 13(2) Date, Amount Claimed In The Notice, Npa Date And Securities Are Given As Under:

1. Name Of The Borrower & Co-borrowers: New Ansh Watch House - Lgf 18 Milan Tower Kursi Road Near Gayatri Mandir Lucknow-226022 Uttar Pradesh - And Also House No. 655a/4/350 Plot No. 28 Khasra No. 66 Groam Bhadurpur Ward Shankerpurwa Lucknow-226022 - Pinki Naagar - 655 A/4/350 Gayatri Puram Kursi Road Near Abhinav Girls College Gayatripuram Lucknow-226022 Uttar Pradesh - Yashpal Naagar - 655/4/350 Gayatri Puram Kursi Road Near Abhinav Girls College Vikas Nagar Lucknow-226022 Uttar Pradesh ; Loan Account No. 7116511; Loan Amount: Rs.2883282/- (rupees Twenty Eight Lakhs Eighty Three Thousand Two Hundred Eighty Two Only); Demand Notice Date: 20.12.2022 ; Amount Claimed: Rs 2637087/- (rupees Twenty Six Lakh Thirty Seven Thousand &eighty Seven Only) As Of 14.12.2022 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. ; Npa Date: 03.12.2022; **Details Of Security:** All The Piece And Parcel Municipal House No. 655a/4/350 Constructed On Plot No. 28 Over Khasra No. 66 Min, Admeasuring 1000 Sq. Fts,situated At Gram- Bhadurpur Ward- Shankerpurwa,teshil & Dist. Lucknow Bounded As : East: Plot No-21,west: 20 Ft Wide Road,north:part Of Seller,south:plot No -27 B.

2. Name Of The Borrower & Co-borrowers: Shree Jagdamba Shiksha Evam Vikas Sansthan - Vidhya Nagar Tedi Baghiya Agra Yamuna Bridge-282006 Uttar Pradesh And Also - Plot No.h6,7 & 8/2 Part Of Khasra No. 1292/86, Vidhya Palace, (vidhya Niketan) Mauza Naraich Yamuna Bridge-282006 - Meenakshi Sharma - 134 Defence State Gwalior Road Phase-1 Agra Agra Uttar Pradesh- 282001 - Manish Sharma - Vidhya Nagar Tedi Baghiya Agra Yamuna Bridge Uttar Pradesh- 282006 - Manish Sharma - 134 Defence State Gwalior Road Phase 1 Agra-282001 Uttar Pradesh ; Loan Account No. : 15079202/10567055; Loan Amount: Rs.1000000/- (rupees Ten Lakhs Only) By Loan Account Number 15079202 And To The Tune Of Rs.5051441/- (rupees Fifty Lakhs Fifty One Thousand Four Hundred Forty One Only) By Loan Account Number 10567055; Demand Notice Date: 20.12.2022 ; Amount Claimed: Rs.4833034/- (rupees Forty Eight Lakh Thirty Three Thousand &thirty Four Only) As Of 14.12.2022 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. ; Npa Date: 03.12.2022; **Details Of Security:** All The Piece And Parcel Plot No. H6,7& 8/2 Admeasuring 500 Sq. Mtrs Yards Or 418 Sq. Mtrs Having Measurements East To West-45 Ft And North To South- 100ft, Part Of Khasra No. 1292/86, Vidhya Palace,(vidhya Niketan), Near Jagdamba Degree College, Mauza Naraich, Teshil Etmadpur & District Agra. Bounderies:east rsata 25 Ft. Wide, West: Plot Of Samit,north:plot Of Samit, South: Plot H-5of Manish Sharma.

3. Name Of The Borrower & Co-borrowers: Sonix Battery India - E-38 Sector -1 Talanagri Aligarh Aligarh-202001 Uttar Pradesh - Chanchal Verma - H. No. 15/45 Pul Wali Gali Krishna Tola Aligarh Aligarh Aligarh-202001 Uttar Pradesh - Mohit Kumar Verma - H. No. 15/45 Pul Wali Gali Krishna Tola Aligarh Aligarh Aligarh-202001 Uttar Pradesh - Chanchal Verma - 38 Krishna Tola Koil Aligarh Aligarh-202001 Uttar Pradesh ; Loan Account No. : 15051739/10844109; Loan Amount: Rs.800000/- (rupees Eight Lakhs Only) By Loan Account Number 15051739 And To The Tune Of Rs.4000000/- (rupees Forty Lakhs Only) By Loan Account Number 10844109; Demand Notice Date: 20.12.2022 ; Amount Claimed: Rs.4868872/- (rupees Forty Six Lakh Sixty Eight Thousand Eight Hundred & Seventy Two Only) As Of 14.12.2022 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. ; Npa Date: 03.12.2022; **Details Of Security :** All The Piece And Parcel A Industrial Plot Noe-38 Area 534 Sq. Meter Situated At Sector -I Talanagari, Paragana & Teshil Koil Distt- Aligarh. Boundaries As: East: 18 Meter Wide Roadno.2,west:plot No. F-259, North:plot No. E-39,south:plot No.e-37

You The Borrower/ Co-borrowers And Gaurantors Are Therefore Called Upon To Make Payment Of The Above Mentioned Demanded Amount With Further Interest As Mentioned Hereinabove In Full Within 60 Days Of This Notice Failing Which The Undersigned Shall Be Constrained To Take Action Under The Act To Enforce The Above-mentioned Securities.

(Borrower's Attention Is Invited To Provisions Of Sub-section (8) Of Section 13 Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.)

Please Note That As Per Section 13(13) Of The Said Act, You Are Restrained From Transferring The Above-referred Securities By Way Of Sale, Lease Or Otherwise Without Our Consent And Any Non Compliance Of Section 13(13) Of The Act Is Punishable Under Section 29 Of The Said Act.

For Any Query Please Contact Mr. Kush Kapoor Phone: 9838076150- Vikas Anand - 9711010384

Date: 06.01.2022 **Place:** Uttar Pradesh **Sd/- Authorised Officer, FOR HDB FINANCIAL SERVICES LIMITED**

TATA CAPITAL HOUSING FINANCE LTD.

TATA

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 7th Floor | Halwasiya Commerce House, Habibullah Estate, 11 M.G.Marg, Hazrat Ganj | LUCKNOW | 226001 | UP |

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the **Possession** of which has been taken by the Authorised Officer of TCHFL, **will be sold on 21-02-2023** on "As is where is" & "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at **2.00 P.M. on the said 21-02-2023.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **20-02-2023 till 5.00 PM.** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** 7th Floor|Halwasiya Commerce House, Habibullah Estate, 11 M.G.Marg, Hazrat Ganj | LUCKNOW |226001 | UP |..

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1.	TCHH F0347 00010 00848 86 & TCHH F0347 00010 00697 06	Ms. Renu Chanana. M/S RIDHI ENTERPRISES Mr. RAM CHANANA	Rs.37,65,318 /- (Rupees Thirty Seven Lakh Sixty Five Thousand Three Hundred Eighteen Only) is due and payable by you under Loan Account No. TCHHF0347000100084886 and an amount of Rs. 6,84,970/- (Rupees Six Lakh Eighty Four Thousand Nine Hundred Seventy Only) is due and payable by you under Loan Account No. TCHHF0347000100069706 i.e. totalling to Rs. 44,50,288/- (Rs. Forty Four Lakh Fifty Thousand Two Hundred Eighty Eight Only) 25-01-2022	Rs. 30,33,000/- (Rupees Thirty Lakh Thirty Three Thousand Only)	Rs. 3,03,300/- (Rupees Three Lakh Three Thousand Three Hundred Only)	Symbolic

Description of the Immovable Property: All that piece and parcel of the Shop No S-136, on the ground floor, having total Super area measuring 336.60 Sq.ft. [i.e.31.282 Sq. Mtr.] Sahara Shopping Centre, situated at Block No 4/C 1, Indra Nagar, Faizabad Road , Lucknow-226016, Uttar Pradesh. Bounded :- East :- S-137/S-138, West :- S-135, North :- Corridor, South : -Open

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 30 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal **https://bankauctions.in/ on 21-02-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.**

Terms and Condition: **1.** The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL HOUSING FINANCE LTD."** Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **13-02-2023 between 11 AM to 5.00 PM.** with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by **TATA CAPITAL HOUSING FINANCE LTD** and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the **TATA CAPITAL HOUSING FINANCE LTD,** to which the property is liable: Nil. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr. U.Subbarao,Mob. No.8142000061, subbarao@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website **https://bit.ly/3WFH8HS** for the above details. **15.** Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Lucknow
Date: 06-01-2023

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.

"IMPORTANT"

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CAN FIN HOMES LTD.

Branch Address :- B3 Deekay Tower UGF10, Gomtinagar Road Vibhuti Khand Gomti Nagar, Lucknow contact No. 0522-4065123, CIN No.L85110KA1987PLC008699, e-mail id. Lucknow@canfinhomes.com,

[Proviso to rule 8 (6)]

Sale notice for sale of immovable property

SALE NOTICE for Sale of Immovable Assets under the Securitisation 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 Authorised Officer of Can Fin Homes Ltd., LUCKNOW Branch will be sold on "As is where is", "As is what is", and "Whatever there is" on 10/02/2023 for recovery of Rs. 18,88,425 (Rupees Eighteen Lakh Eighty-Eight Thousand Four Hundred Twenty Five Only) due to Can Fin Homes Ltd. from Mr. Vivek Kumar and Mrs. Shweta (Borrowers) and Mr.Saroj Kumar (Guarantors), as on 02/11/2021 together with further interest and other charges thereon. The reserve price will be Rs. 16,00,000/- (Rupees Sixteen Lakh Only) and the earnest money deposit will be Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand Only)

Give short description of the immovable property with known encumbrances, if any

Plot Measuring 1100Sq.Ft. on Khasra No.413 Ka Min, Village Kalli Paschim, Pargana Bijnour,Tehsil Sarojani Nagar Distt.Lucknow Pin Code: 226301, **Boundaries:** North: Land of Ramesh & Others, East: Plot of Rashmi Adhikari, South: 15 ft. Wide Road , West: Plot of Smt. Vandanana Verma.

The detailed terms and conditions of the sale are provided in the official website of **Can Fin Homes Ltd., (www.canfinhomes.com).** Please refer to the following link **https://www.canfinhomes.com/SearchAuction.aspx**

Date: 06.01.2023 **Sd/-**
Place: Lucknow **Authorized Officer Can Fin Homes Ltd.**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Dargah Sharif Branch
Singha Parasi, Near Galla Mandi, Dargah Road, Behraich-271801, Ph: 05252-236424
Email: dargah@bankofbaroda.com

POSSESSION NOTICE (For immovable property)

Whereas the under signed being the Authorised Officer of **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice, to the following borrowers/guarantors to repay the amount mentioned in the notice, with interest within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the below mentioned borrowers and the public in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the dates as mentioned below.

The borrower / guarantor 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 **Bank of Baroda** for the amount/liability and interest and other expenses thereon due from the borrowers as mentioned here in below.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Name & Address of the Borrower /Guarantors/ Date of Demand / Possession Notice	Description of immovable property	Outstanding Amount (₹)
1.	**Borrower: (1) Mr. Akhtar Khan S/o Late Mr. Anwar Khan & (2) Mrs. Hakikun W/o Late Mr. Anwar Khan** Both R/o H. No. 236, Moh- Chawani Near Imambada, Thana- Dargah Shareef, Distt-Bahraich-271801 **Guarantor: Mr. Amjad Khan S/o Late Mr. Anwar Khan** R/o Moh. Chawni Near Imambada, Post-Bahraich, Thana Dargah Shareef, Distt- Bahraich. **Demand Notice: 07.05.2022** **Possession Notice: 04.01.2023**	All that part and parcel of the Land and building bearing Plot no. 293/370 **Area: 741 sq.ft.** Moh. Chawani Imambada, Pargana Tehsil, City & Distt. Bahraich within the registration Sub-District Tehsil Bahraich and Distt. Bahraich. **Owner: Mrs. Hakikun W/o Late Mr. Anwar Khan. Bounded by: East:** Gali; **West:** Rasta; **North:** House of Abdul Wahab; **South:** Gali.	**Rs. 10,19,205.98** + interest & other expenses w.e.f. 11.04.2022

Date: 06.01.2023; Place: Bahraich **Authorised Officer, Bank of Baroda**

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:- 1017, Tenth Floor, Cyber Heights, TC 2/2 and TC 5/5, Vibhuti Khand, Gomti Nagar, Lucknow - 226 010** 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 BASIS & AS IS WHAT IS 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.bankeauctions.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. Mr. Bachhe 2. Mrs.Husn Jaha (Prospect No IL10023252)	17-Feb-2020 Rs. 16,50,230/- (Rupees Sixteen Lakh Fifty Thousand Two Hundred Thirty Only)	All that part and parcel of the property bearing Municipal House No.544C/1738 , Built On Plot Over Khasra No.159 Minjumla, Baraura Hussain Badi, Ward- Kanhaiya Madhavpur, Lucknow, Uttar Pradesh **(Land area admeasuring 400 sq. ft. and built up area admeasuring 450 sq. ft.)**	28-Dec-2022	Rs. 15,75,000 /- (Rupees Fifteen Lakh Seventy Five Thousand Only)
	Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)		Total Outstanding As On Date 29-Dec-22 Rs. 22,91,884 /- (Rupees Twenty Two Lakh Ninety One Thousand Eight Hundred Eighty Four Only)	Earnest Money Deposit (EMD) Rs. 1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
06-Feb-2023 1100 hrs -1400 hrs.	08-Feb-2023 till 5 pm.	10-Feb-2023 1100 hrs-1300 hrs.

Mode of Payment:-All payment shall be made by demand draft in favour of "IIFL Home Finance Limited" payable at Gurugram or through RTGS/NEFT The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879 followed by Loan Number, d) IFSC Code:-SCBL0036001 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.bankeauctions.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 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 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://bankeauctions.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.
6. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- support@bankeauctions.com, Support Helpline Numbers:@7291981124/25/26.**
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.hl@iifl.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 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 to sale.
11. 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.

STATUTARY 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:-Lucknow , Date: 06-Jan-2023 **Sdl- Authorised Officer, IIFL Home Finance Limited.**