**NIWAS HOUSING FINANCE PRIVATE LIMITED (Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFPL)**

**Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093**

**Email: -** **connect@niwashfc.com** **CIN Number: - U65990MH2016PTC271587**

**Contact No.: -** **Piyush Patel - 9925111077**

**[APPENDIX-IV-A]**

**[See proviso to rule 8(6)]**

**Sale notice for sale of immovable properties**

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) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **NHFPL** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submit online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. InventON Solutions Private Limited (InventON) i.e. https://auctions.inventon.in by the undersigned for purchase of the immovable property, as described hereunder.

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. The said property is in the Physical Possession on “As Is Where Is Basis”, “As Is What Is Basis”, “Whatever is There Is Basis” and “no recourse” basis, the particulars of which are hereunder: -

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| **Borrower(s) Details** | **Date & Amount of 13(2) Demand Notice** | **Reserve Price** | **Date & Time of e-Auction** |
| **EMD** |
| **Bid Increase Amount** |
| **LNAHM0HL-08210018315****BRANCH:**AHMEDABAD**BORROWER:**BHAUMIK GAUTAMBHAI SHAH**CO-BORROWER(S):**SHITALKUMAR GAUTAMBHAI SHAH, NIRUPAMA GAUTAMBHAI SHAH | **09/11/2022****Rs. 3,20,787/-** (RUPEES TEN LAKH TWENTY THOUSAND SEVEN HUNDRED EIGHTY SEVEN ONLY) AS ON 19/09//2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.5,50,000/-** |
| **RS. 55,000/-** |
| **Rs.10,000/-** |

 | **13/05/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** SURVEY NO 96, GANDHI NI KHADKI, PANCH HATDI BAZAR KALOL, GANDHIANGAR KALOL H.O, GANDHINAGAR, GUJARAT – 382721. NORTH : MOCHI VAS, SOUTH : MARGIN THEN OTHER HOUSE, EAST : ROAD THEN SONI BAZAR, WEST : HOUSE OF NAGJIBHAI PRAJAPATI |
| **LNBVN0HL-01220021192****BRANCH:**BHAVNAGAR **BORROWER:**PRAVINBHAI VALJIBHAI DAYMA**CO-BORROWER(S):**LILABEN PRAVINBHAI DAYMA | **22/11/2023****Rs. 4,90,118/-** (RUPEES FOUR LAKH NINTY THOUSAND ONE HUNDRED EIGHTEEN ONLY) AS ON 09/11/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.3,90,000/-** |
| **RS. 39,000/-** |
| **Rs.10,000/-** |

 | **13/05/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING OPEN NON AGRICULTURAL RESIDENTIAL MIDDLE TO WEST SIDE PLOT NO. 33 PAIKI BEARING ON LAND OF SURVEY ON 660 PAIKI BABRPURA TOTAL LAND AREA ADMEASURING 10 SQ MTRS PLOT AREA ADMEASURING 50 SQ MTRS SITUATED AT GADHADA TALUK DISTRICT BHAVNAGAR WHICH IS BOUNDED AS UNDER\_NORTH: PUBLIC ROAD, SOUTH: PLOT NO. 40, EAST: REMAINING LAND OF THIS PLOT, WEST: HOUSE OF MANJI BHAI BABR |
| **LNSUR0HL-02190009100****BRANCH:**SURAT RANDER**BORROWER:**BHARAT PUNDLIK PATIL**CO-BORROWER(S):**SHITAL BHARAT PATIL | **22/01/2023****Rs. 5,87,121/-** (RUPEESFIVE LAKH EIGHTY SEVEN THOUSAND ONE HUNDRED TWENTY ONE ONLY) AS ON 12/01/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.6,10,000/-** |
| **RS. 61,000/-** |
| **Rs.10,000/-** |

 | **13/05/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THEFLAT NO. A/103, FIRST FLOOR, “SOMNATH RESIDENCY” IN GARDEN VALLEY & GARDEN CITY, JOLWA VILLAGE, SUB DIST. PALSANA, DIST. SURAT, 394305, NORTH ADJ. FLAT NO. C/111, SOUTH ADJ. FLAT NO. A/102, EAST ADJ. FLAT NO. A/104, WEST ADJ. SOCIETY COMMON ROAD ADJ.. |
| **LNVPI0HL-01220021154****BRANCH:**VAPI**BORROWER:**MUKESH KUMAR .**CO-BORROWER(S):**SADNO DEVI . | **12/03/2024**RS. 6,39,995/- (RUPEES SIX LAKH THIRTYNINE THOUSAND NINE HUNDRED NINETYFIVE ONLY) AS ON 10/03/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.7,00,000/-** |
| **RS. 70,000/-** |
| **Rs.10,000/-** |

 | **13/05/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 404, 4TH FLOOR, SAI NATH APPARTMENT, NEAR PARDI RAILWAY STATION, GRAM PANCHAYAT GHAR NO. 13/193/404, SURVEY NO. 792/PAIKEE, MOJE- UMARSADI, TALUKA -PARDI, DISTRICT - VALSAD- 396125, WHICH IS BOUNDED AS UNDER\_ NORTH : OPEN SPACE, SOUTH : FLAT NO. 403, EAST : FLAT NO. 405, WEST : OPEN SPACE. |
| **LNSUR0HL-02190009439****BRANCH:**SURAT ADAJAN**BORROWER:**PATIL SANDIP**CO-BORROWER(S):**MUKESH PATIL, PATIL RAMABEN | **20/06/2022**RS. 10,55,807/- (RUPEES TEN LAKH FIFTY FIVE THOUSAND EIGHT HUNDRED SEVEN ONLY) AS ON 10/06/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.10,10,000/-** |
| **RS. 10,100/-** |
| **Rs.10,000/-** |

 | **13/05/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -**  **PLOT NO.241 V.K AVENUE OPP. RYAN INTERNATIONAL SCHOOL, NR. DASTAN FATAK, KODODARA – BARDOLI ROAD, KARELI VILLAGE, SUB DIST. PALSANA, DIST. SURAT, GUJARAT, INDIA – 394310. WHICH IS BOUNDED AS UNDER\_NORTH : ADJ. PLOT NO. 240, SOUTH : ADJ. PLOT NO. 242, EAST : ADJ. PLOT NO. 234, WEST : ADJ.6.00 MT WIDE ROAD** |

**Terms and Conditions of E- Auction:**

1. For detailed terms and conditions of the sale, please refer to the link provided on www.niwashfc.com and website of our Sales & Marketing and e-Auction Service Provider, <https://auctions.inventon.in>, **NHFPL** website.
2. The same have been published on our portal under the link – <https://www.niwashfc.com/Auction-Notices>.
3. For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner

**M/s. InventON Solutions Pvt. Limited,**

**through Tel. No.: +91 9833478748/9029086321 &**

**E-mail ID:** **care@inventon.net** **or** **manoj.das@inventon.net** **or**

**the Authorized Officer of NHFPL, Piyush Patel - 9925111077**

**\*Note: Please note that the NHFPL is going to issue the sale notice to all the Borrower(s) by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice shall be treated as a substituted mode of service.**

**Place: Gujarat**  **Authorised Officer**

**Date: Niwas Housing Finance Private Limited.**