**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.: -** **Mr. 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, Credresolution India pvt Ltd i.e. credauction.com 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** |
| **LNSUR0HL-02210015979****BRANCH:**SURAT ADAJAN **BORROWER:**GIRJA SHANKAR **CO-BORROWER(S):**POOJA MISHRA, NARENDRA KUMAR PANDE (GUARANTOR) | **15/05/2024****Rs. 8,02,489/- (RUPEES EIGHT LAKH TWO THOUSAND FOUR HUNDRED EIGHTYNINE ONLY)** AS ON 14-MAY-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 9,85,000/-** |
| **RS.98,500/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO. 196 OF THE SOCIETY KNOWN AS SHREE VALLABH RESIDENCY SITUATED AT HALDHARU BEARING REVENUE SURVEY NO. 146/2 AND 149, BLOCK NO. 170, AFTER RESURVEY NEW BLOCK NO. 184 (AS PER KJP BLOCK NO. 184/196) OF VILLAGE HALDHARU, TALUKA KAMREJ, DIST. SURAT ADM ABOUT 41.28 SQ. MTR ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND FOR ROAD AND COP ADM ABOUT 25.28 SQ. MTR WHICH IS BOUNDED AS UNDER\_ **EAST** : PLOT NO. 175, **WEST** : SOCIETY INTERNAL ROAD, **NORTH** : PLOT NO. 197, **SOUTH** : PLOT NO. 195 |
| **LNSUR0HL-12180007859, LNSUR0HL-12180007860****BRANCH:**SURAT RANDER**BORROWER:**SUMIT PATHAK**CO-BORROWER(S):**BEBILATA DEVI MADAN KUMAR DUBAY, AMIT PATHAK, MADAN PATHAK | **15/05/2024****RS. 13,97,205/- (RUPEES THIRTEEN LAKH NINETYSEVEN THOUSAND TWO HUNDRED FIVE ONLY)** AS ON 14-MAY-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 7,75,000/-** |
| **RS.77,500/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 20, MADHAV RESIDENCY, NEAR SLASARA RESIDENCY, OFF HALDHARU ROAD, NEAR VASTU PUJA RESIDENCY, SURVEY NO. 393, TP NO. BLOCK NO. 424/1, FP NO. OFLD BLOC NO. 390/A, HALDHARU, TAL. KAMREJ, SURAT -394310 GUJARAT WHICH IS BOUNDED AS UNDER\_ **EAST**: PLOT NO. 19, **WEST**: PLOT NO. 21, **NORTH**: 7.50 MT ROAD/ SOCIETY ROAD, **SOUTH**: BLOCK NO. 432/ SOCIETY BOUNDARY |
| **LNSUR0HL-05220024927****BRANCH:**SURAT RANDER**BORROWER:**RAMJEE RAMROOP SHARMA**CO-BORROWER(S):**RADHA SHARMA | **14/06/2024****Rs. 6,24,841/- (RUPEES SIX LAKH TWENTY FOUR THOUSAND EIGHT HUNDRED FOURTY ONE ONLY)** AS ON 13-JUN-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 3,10,000/-** |
| **RS. 31,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING RESIDENTIAL FLAT NO - 302, ON 3RD FLOOR, ADMEASURING 309 SQ. FT. I. E. 28.72 SQ. MTS. CARPET AREA AND 31.32 SQ. MTS. BUILT - UP AREA AND 52.20 SQ. MTS. SUPER BUILT - UP AREA, TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE ADMEASURING 6.94 SQ. MTS. IN UNDERNEATH LAND OF "SHREE GANESH RESIDENCY", CONSTRUCTED ON PLOT NO'S - 9, 10, 11, 12 & 13 OF SWARG RESIDENCY, SITUATED ON THE LAND BEARING REVENUE SURVEY NO - 15, BLOCK NO - 21 ADMEASURING 19859 SQ. MTS OF VILLAGE - JOLVA, SUB - DISTRICT - PALSANA, DISTRICT - SURAT WHICH IS BOUNDED AS UNDER\_EAST : OPEN SPACE, WEST : FLAT NO – 303, NORTH : PASSAGE & FLAT NO - 301, SOUTH: SOCIETY ROAD |
| **LNAMRLAP-06220025149****BRANCH:**AMRELI**BORROWER:**HASMUKHBHAI BHIKHABHAI KAKADIYA**CO-BORROWER(S):**KAILASHBEN HASMUKHBHAI KAKADIYA | **13/10/2023****Rs. 3,43,260/- (RUPEES THREE LAKH FOURTYTHREE THOUSAND TWO HUNDRED SIXTY ONLY)** AS ON 11-Oct-2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 6,80,000/-** |
| **RS.68,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING RESIDENTIAL HOUSE NO. 238, TOTAL ADMEASURING 82.94 SQ. MTRS SITUATED JARAKHIYA, TALUKA LATHI, DIST. AMRELI -365435 WHICH IS BOUNDED AS UNDER\_ EAST: HOUSE OF PARBATBHAI MEGHJIBHAI DANGAR, WEST: HOUSE OF VIRJIBHAI JADAVBHAI KAKADIYA, NORTH: ROAD, SOUTH: HOUSE OF VIRJIBHAI JADAVBHAI KAKADIYA |
| **LNPLN0HL-01220021448****BRANCH:**PALANPUR**BORROWER:**VIJESHKUMAR TEJABHAI DESAI**CO-BORROWER(S):**TEJABHAI DANABHAI DESAI, JEBARBEN TEJABHAI DESAI | **12/02/2024****Rs. 5,72,664/- (RUPEES FIVE LAKH SEVENTYTWO THOUSAND SIX HUNDRED SIXTYFOUR ONLY)** AS ON 10-FEB-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 14,50,000/-** |
| **RS.1,45,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF RIGHT ,INTERST ,TITLE OF LAND ALONG WITH STRUCTURE THEREON BEING NON AGRICULTURE IMMOVABLE RESIDENTIAL PROPERTY OUT OF JHABADIYA GRAM PANCHAYAT PROPERTY NO .16 AND ASSESSMENT NO.40 IN GAMTAL TOTAL ADMEASURING 2750.00 SQ FT SITUATED IN SIM OF JHABADIYA, TALUK DEESA,DISTRICT BANSKATHA GUJARAT BUILDING BEING BOUNDED ON BOUNDARIES :- ON THE NORTH BY: ROAD, WEST BY: AGANU , EAST BY: HOUSE OF RABARI RANABHAI DANABHAI, SOUTH BY: FARM OF MAFABHAI HARIBHAI |
| **LNPLNLAP-10210020109****BRANCH:**PALANPUR**BORROWER:**MAYPATSINH JUZARSINH DABHI **CO-BORROWER(S):**NIMISHABA MAYPATSINH DABHI | **14/06/2024****RS. 3,74,368/- (RUPEES THREE LAKH SEVENTY FOUR THOUSAND THREE HUNDRED SIXTY EIGHT ONLY)** AS ON 13-JUN-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING DHORI GRAMPANCHAYAT PROPERTY NO - 114 AND ASSESSMENT SERIAL NO - 174 IN GAMTAL, TOTAL ADMEASURING 825 - 00 SQ. FT. SITUATED IN SIM OF DHORI, TAL - VADGAM, DIST - BANASKANTHA, STATE - GUJARAT - 385120 WHICH IS BOUNDED AS UNDER\_ EAST : ROAD, WEST : NAVOLI, NORTH: HOUSE OF VALSISINH DABHI, SOUTH : HOUSE OF HAJURSINH AJUSINH DABHI |
| **LNPLNLAP-09230035135****BRANCH:**PALANPUR**BORROWER:**GOVINSINH GIRDHANSINH CHAUHAN**CO-BORROWER(S):**VILASHBA GOVINDSINH CHAUHAN, VAGHELA MULSINH LALSINH (GURANTOR) | **18/10/2024****Rs. 3,28,352/- (RUPEES THREE LAKH TWENTYEIGHT THOUSAND THREE HUNDRED FIFTYTWO ONLY)** AS ON 14-Oct-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 6,25,000/-** |
| **RS.62,500/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED IN AKARNI NO. 624, MILKAT NO. 587, CHAUHAN VAS, AT KARZA(JETHI), TA. AMIRGADH, DISTRICT - BANASKANTHA, - 385135. WHICH IS BOUNDED AS UNDER\_NORTH : HOUSE OF RANJITHSINH CHAUHAN. SOUTH : OPEN PLOT OF MERUSINH JETUSINH., EAST : HOUSE OF BARANSINH JETUSINH, WEST : ROAD. |
| **LNVPI0HL-04230030647****BRANCH:**VAPI**BORROWER:**ARUNBHAI BABUBHAI PATEL **CO-BORROWER(S):**KALAVATIBEN ARUNBHAI PATEL | **18/10/2024****Rs. 4,49,809/- (RUPEES FOUR LAKH FOURTYNINE THOUSAND EIGHT HUNDRED NINE ONLY)** AS ON 14-Oct-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 6,20,000/-** |
| **RS.62,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING GRAMPANCHAYAT H. NO. 425, GOPI FALIYU, NEAR - GRAM PANCHAYAT- SAMARPADA, VILLAGE- DHAGADMAL, TEHSIL- PARDI, DISTRICT- VALSAD- 396126 WHICH IS BOUNDED AS UNDER\_ EAST : PROPERTY OF GAMANBHAI SUKKARBHAI PATEL, WEST : ENTERY ROAD, NORTH : PROPERTY OF AMRAT SUKKARBHAI PATEL, SOUTH: PROPERTY OF PARSITTAMBHAI BUDDHIYABHAI PATEL |
| LNVPI0HL-02220022787**BRANCH:**VAPI**BORROWER:**MOHAMMADLATIF VAKIL KHAN**CO-BORROWER(S):**SAISTA KHAN | **23/09/2024****RS. 11,36,108/- (RUPEES ELEVEN LAKH THIRTYSIX THOUSAND ONE HUNDRED EIGHT ONLY)** AS ON 20-SEP-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 9,50,000/-** |
| **RS.95,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING, FLAT NO. 306 FLOOR, LOTUS APARTMENT, NEAR AAGAN KUTIR RESIDENCY, MOJE, CHHARWADA, TALUKA- VAPI, DISTRICT - VALSAD - 396191. FOUR BOUNDARIES ARE. NORTH - O.T.S & FLAT NO. 307, SOUTH - O.T.S, EAST - PASSAGE, WEST - ROAD. |
| **LNVPI0HL-03220023314****BRANCH:**VAPI**BORROWER:**RAJESH KUMAR YADAV **CO-BORROWER(S):**BEENA YADAV | **18/10/2024****RS. 10,95,327/- (RUPEES TEN LAKH NINETYFIVE THOUSAND THREE HUNDRED TWENTYSEVEN ONLY)** AS ON 14-OCT-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 13,50,000/-** |
| **RS.1,35,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO 705, 7TH FLOOR ''A TYPE'' BUILDING KNOWN AS SUNSINE TOWER, CONSTRUCTED ON NEW SURVEY NO 3457 (OLD SURVEY NO 402/2/ PAKKI 1), VILLAGE & TALUKA VAPI, DISTRICT- VALSAD, GUJRAT- 396191, WHICH IS BOUNDED AS UNDER\_ EAST : LAND BEARING OLD REVENUE SURVEY NO 493 PAIKEE, WEST : INTERNAL ROAD, NORTH: LAND NEARING OLD REVENUE SURVEY NO 370 + 372 PAIKEE AND LAND BEARING OLD REVENUE SERVEY NO 402/1 AND LAND BEARING OLD REVENUE SURVEY NO 401 PAIKEE, SOUTH: LAND BEARING OLD REVENUE SURVEY NO 403 PAIKEE** |
| **LNVPI0HL-09210018743****BRANCH:**VAPI**BORROWER:**RANJITKUMAR . **CO-BORROWER(S):**PINKIDEVI . | **15/05/2024****RS. 5,87,051/- (RUPEES FIVE LAKH EIGHTYSEVEN THOUSAND FIFTYONE ONLY)** AS ON 14-MAY-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 8,20,000/-** |
| **RS.82,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL FLAT NO - G-03, GROUND FLOOR, BUILDING KNOWN AS "SHREE KRISHNA VIHAR-2", ADMEASURING ABOUT 680 SQ. FTS., EQUIVALENT TO 63.17 SQ. MTRS, OLD SURVEY NO - 152/6/PAIKEE 1 PLOT NO - 21 ADMEASURING ABOUT 189 SQ. MTRS,BEARING NEW SURVEY NO - 1331(OLD SURVEY NO. 152/6/PAIKEE 1/21), PLOT NO - 22 ADMEASURING 156.00 SQ. MTRS BEARING NEW SURVEY NO - 1332 (OLD SURVEY NO - 152/6/ PAIKEE 1/22), TOTALLY ADMEASURING ABOUT 345 SQ. MTRS, MOJE. RATA , VAPI, DISTRICT VALSAD - 396191. WHICH IS BOUNDED AS UNDER\_**EAST** : FLAT NO - G-02, **WEST** : PASSAGE, **NORTH** : PARKING, **SOUTH** : OPEN SPACE |
| **LNRJK0HL-07220025652****BRANCH:**RAJKOT**BORROWER:**PRAFULBHAI SONDARVA **CO-BORROWER(S):**LALITABEN SONDARVA | **14/06/2024****RS. 15,14,875/- (RUPEES FIFTEEN LAKH FOURTEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE ONLY)** AS ON 13-JUN-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 13,00,000/-** |
| **RS.1,30,000/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING RESIDENTIAL HOUSE ON LAND ADM. SQ. MTS. 50 - 20 OF PLOT NO - E - 2/19 CONSTRUCTED BY GUJARAT GRAM GRUH BOARD OF RSN 246 - A - 1 - 1 OF KALAWAD(SHITLA), TAL - KALAWAD, DIST. JAMNAGAR, STATE. GUJARAT WHICH IS BOUNDED AS UNDER\_EAST : OPEN PLOT, WEST : OPEN PLOT, NORTH: OTHERS PROPERTY, SOUTH : ROAD** |
| **LNJNG0HL-10210019097****BRANCH:**JUNAGADH**BORROWER:**NITESH PARBATBHAI MODEDARA **CO-BORROWER(S):**BHARATIBEN PARBATBHAI MODEDARA | **14/06/2024****RS. 11,51,064/- (RUPEES ELEVEN LAKH FIFTY ONE THOUSAND SIXTY FOUR ONLY)** AS ON 13-JUN-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 9,75,000/-** |
| **RS. 97,500/-** |
| **Rs.10,000/-** |

 | **08/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING RESIDENTIAL HOUSE CONSTRUCTED ON THE LAND OF PLOT NO - 44/PAIKE LAND ADMEASURING 59 - 04 SQ. MTS. (C. S. NO. - 6686/44/PAIKE OF SHIT NOP - 54) OF R. S. NO. - 197/PAIKE - 1 ;LAND ADMEASURING HE. 1 - 26 - 71 SQ. MTS. OF UPLETA, KNOWN AS "GOKUL NAGAR", LOCATED WITHIN THE LIMITS OF UPLETA NAGARPALIKA, TAL - UPLETA, DIST - RAJKOT WHICH IS BOUNDED AS UNDER\_EAST : ADJ. 7 - 50 MTS WIDE ROAD, WEST : ADJ. LAND OF R. S. NO. - 197/PAIKE, NORTH: ADJ. PROPERTY OF PLOT NO - 44/PAIKE, SOUTH : ADJ. PROPERTY OF PLOT NO - 44/PAIKE** |

**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, Credauction.com, **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

**Credresolution India pvt Ltd,**

**through Tel. No.: +91 9137100020 & 9819167197**

**E-mail ID:** **balram@credsolv.com** **or** **amit@credsolv.com** **,**

**the Authorized Officer of NHFPL, Mr. 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: Maharashtra**  **Authorised Officer**

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