**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-09190011589****BRANCH:**SURAT ADAJAN **BORROWER:**MANOJ SHAHU**CO-BORROWER(S):**CHANDNI MANOJ SHAHU | **2/11/2021****Rs. 1317001/-**(RUPEES THIRTTEN LAKH SEVENTEEN THOUSAND ONE ONLY) AS ON 19/10/2021 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 4,00,000/-**

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| **Rs. 50,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** PLOT NO: 183, RAMKRISHNA RESIDENCY, VIBHAG – 1, OPP. GOVARDHAN VILLA, NR. MOTA VILLAGE, MOTA VILLAGR ROAD, MOTA, BARDOLI, SURAT..GUJARAT. NORTH;- PLOT NO: 182 , EAST;- SOC. ROAD, WEST;- ADJ. PLOT SOUTH:- PLOT NO: 184 |
| **LNSUR0HL-04180001654, LNSUR0HL-04180001657****BRANCH:**SURAT ADAJAN **BORROWER:**VIDYASAGAR B VISHWAKARMA**CO-BORROWER(S):**SANGITA VIDYASAGAR VISHWAKARMA, | **4/12/2021****Rs. 830889/-**(RUPEES EIGHT LAKH THIRTY THOUSAND EIGHT HUNDRED EIGHTY NINE ONLY) AS ON 29/11/2021 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 3,20,000/-**

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| **Rs. 32,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** PLOT NO. 38, OM SAI RESIDENCY, BESIDE SIDDHI VINAYAK RESIDENCY, NEAR BALIYADEV TEMPLE, SAYAN – MULAD ROAD, VILLAGE: SYADLA, SUB. DISTRICT: OLPAD, DISTRICT: SURAT. 394520. FOU BOUNDARIES :- NORTH: - PLOT NO. 39,SOUTH: - PLOT NO. 37,EAST: - ADJ. PLOT,WEST: - ENTRY & SOCIETY INTERNAL ROAD |
| **LNSUR0HL-02180000523, LNSUR0HL-02180000537****BRANCH:**SURAT RANDER **BORROWER:**JAGDISHBHAI DANTANI**CO-BORROWER(S):**CHANDRIKABEN JAGDISHBHAI DANTANI, | **2/11/2021****Rs. 912267/-**(RUPEES NINE LAKH TWELVE THOUSAND TWO HUNDRED SIXTY SEVEN ONLY) AS ON 19/10/2021 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 3,50,000/-**

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| **Rs. 35,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** PLOT NO. 455, SAI ANGAN RESIDENCY, NR. ANMOL RESIDENCY, JOLVA PALSANA ROAD, NR. JOLVA GRAM PANCHAYAT, AREA : JOLVA, JOLVA, CITY : SURAT - 394310, TAL : PALSANA, DIST. : SURAT, STATE : GUJARAT.NORTH: - PLOT NO. 456, SOUTH: - PLOT NO. 454 ,EAST: - SOCIETY ROAD, WEST: - OTHER PROPERTY |
| **LNSUR0HL-03220023310****BRANCH:**SURAT RANDER**BORROWER:**VINDHYACHAL . **CO-BORROWER(S):** CHANDA NISHAD | 21/06/2023**Rs. 6,70,801/- (**RUPEES SIX LAKH SEVENTY THOUSAND EIGHT HUNDRED ONE ONLY **)** AS ON 13/06/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 3,20,000/-** |
| **RS. 32,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -**  ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.273, MOJE.BHARUNDI, SURVEY NO.76/P, 95/P, 96/1P, 75/P, BLOCK NO. 343/A+B, SHRUNGAL HOMES, NEAR BHARUNDI VILLAGE, SITUATED AT BHARUNDI-KARELI ROAD, NEAR YOGESHWAR TEMPLE, BHARUNDI AREA, TAL. OLPAD, DIST. SURAT, GUJARAT-394130. WHICH IS SITUATED AS UNDER\_EAST: ADJ. PLOT NO.274, WEST: -ADJ. PLOT NO.272, SOUTH: -ADJ. SOCIETY ROAD, NORTH : -SOCIETY BOUNDARY |
| **LNVPI0HL-04220024128** **BRANCH:**VAPI**BORROWER:**KHALIULLA SHEKH (BORROWER)**CO-BORROWER(S):**HASEENA BANO (CO-BORROWER) | **18-Jan-2024****Rs. 14,58,503/-**(RUPEES FOURTEEN LAKH FIFTYEIGHT THOUSAND FIVE HUNDRED THREE ONLY) AS ON 09-Jan-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.6,50,000/-** |
| **RS. 65,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****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 FLAT NO B -202, ADMEASURING 950 SQ FT OR 88.28 SQ MTRS SUPER BUILTUP AREA SITUATED ON 2ND FLOOR OF THE B-WING B- BUILDING KNOWN AS “ NAAZ PARK” CONSTRUCTED ON THE N.A LAND BEARING SURVEY NO. 337, ADMEASURING 23293 SQ MTRS PAIKI PLOT NOS 7 TO 20 TOTAL ADM AREA 3192.13 SQ. MTR. SITUATED AT KARWAD TALUKA VAPI DISTRICT VALSAD GUJARAT WHICH IS BOUNDED AS UNDER\_ EAST: AS PER ACTUAL, WEST: AS PER ACTUAL, NORTH: AS PER ACTUAL, SOUTH: AS PER ACTUAL |
| **LNSRD0HL-05230031942****BRANCH:**SURENDRANAGAR**BORROWER:**JAVEDBHAI YUSUFKHAN PATHAN (BORROWER)**CO-BORROWER(S):**IKBALBHAI YUSUFBHAI PATHAN (CO-BORROWER), YUSUFKHAN RUSTAMKHAN PATHAN (CO-BORROWER) | **17-Apr-2024****Rs. 12,62,789/-**(RUPEES TWELVE LAKH SIXTY TWO THOUSAND SEVEN HUNDERED EIGHTY NINE ONLY) AS ON 16-Apr-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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

 | **20/09/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY SURENDRANAGAR C. S. NO. 3763 PAIKI OF C.S. NO. 1, BHAVANI SERI, OPP. VORA NO DELO, NEAR VIR PLASTIC, DUDHREJ ROAD, AT: SURENDRANAGAR TAL: WADHWAN DIST: SURENDRANAGAR - 363001. WHICH IS BOUNDED AS UNDER\_ NORTH: 12.65 MT. AND PROPERTY OF OTHERS, SOUTH: 12.65 MT. AND PROPERTY OF OTHERS & 4 FEET WIDE GULLY, EAST: 04.80 MT. AND PROPERTY OF BHAGVATIBEN RATILA & WEST: 04.80 MT. AND PROPERTY OF NARPATSINH PATHUBHA. |
| **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. 12,00,000/-** |
| **RS.1,20,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****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 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-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. 7,00,000/-** |
| **RS.70,000/-** |
| **Rs.10,000/-** |

 | **20/09/2025****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, 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. |

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

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