**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, 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** |
| **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. 67,500/-** |
| **Rs.10,000/-** |

 | **28/06/2025****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 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-04230030955****BRANCH:**SURENDRANAGAR**BORROWER:**KIRTIBHAI MAKVANA**CO-BORROWER(S):**MOHANBHAI MAKVANA | **12/02/2024**RS. 7,37,260/- (FOUR SEVEN LAKH THIRTY SEVEN THOUSAND TWO HUNDRED SIXTY ONLY )AS ON 10/02/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 4,00,000/-** |
| **RS. 40,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** **ALL THAT PIECE AND PARCEL OF RESIDENTIAL PLOT WITH LAND ADMEASURING AREA 226 SQ MTRS BEARING BARANIYA GRAM PANCHAYAT AKARNI PATRAK ANUKRAM NO 692 (OLD ANUKRAN NO 691) AND MALIKIYAT NO. 628 /1 PAIKI SOUTHERN SIDE SITUATED AT GAMTAL LAND OF VILLAGE BARANIYA, TALUK RANPUR ,DISTRICT BOTAD WITHIN THE LIMITS OF GRAM PANCHAYAT BARANIYA.BUILDING BEING BOUNDED ON BOUNDARIES AND MEASURMENTS:- ON THE NORTH BY: THIS SIDE REMAINIGNLAND OF MAKVANA YUVRAJ BHAI MOHAN BHAI , WEST BY: THIS SIDE HOUSE OF PRAVIN BHAIGOPALBHAI , EAST BY: THIS SIDE BAZAR SOUTH BY: THIS SIDE HOUSE OF PARESH BHAI** |
| **LNSUR0HL-02190009454****BRANCH:**SURAT RANDER **BORROWER:**GORAKH PADAMSING RAJPUT**CO-BORROWER(S):**MANGALABEN GIRASE | **23/6/2022****Rs. 654193/-**(RUPEES SIX LAKH FIFTY FOUR THOUSAND ONE HUNDRED NINTY THREE ONLY) AS ON 4/6/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 2,00,000/-** |
| **RS. 20,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - FLAT NO. C-203, SHREE VINAYAK RESIDENCY, WING-C, SHREE VINAYAK VILLA, OFF. SURAT BARDOLI ROAD, B/H. DASTAN RESIDENCY, AREA : DASTAN, TAL : PALSANA, DIST : SURAT, GUJARAT- 394310, INDIA. NORTH : SOCIETY ROAD, SOUTH : FLAT NO. C/204, EAST : OPEN SPACE, WEST : PASSAGE & FLAT NO.C-202** |
| **LNSUR0HL-04220024563****BRANCH:**SURAT RANDER **BORROWER:**CHANDAN .**CO-BORROWER(S):**KUSUM RAJBHAR | **23/1/2023****Rs. 662306/-**(RUPEES SIX LAKH SIXTY TWO THOUSAND THREE HUNDRED SIX ONLY) AS ON 12/1/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 2,00,000/-** |
| **RS. 20,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -**  **ALL THAT PIECE AND PARCEL OF THE FLAT NO. B/202, 2ND FLOOR WING B, KRUSHNAM RESIDENCY, IN AARADHANA GREEN LAND, OFF. SURAT - BARDOLI ROAD, MOJE. JOLWA, TAL.: PALSANA, DIST.: SURAT, 394305.NORTH: FLAT NO. 201, SOUTH: FLAT NO. 203 EAST: BUILDING NO. A, WEST: ENTRY PASSAGE - A/209** |
| **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. 3,50,000/-** |
| **RS. 35,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM 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** |
| **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/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY 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.** |
| **LNSUR0HL-12180007922, LNSUR0HL-12180007923****BRANCH:**SURAT RANDER**BORROWER:**GANESH CHINDHA PATIL **CO-BORROWER(S):**BHABHUTA BHAIDAS PATIL | **24/03/2023****Rs. 7,95,544/- (Rupees Seven Lakh Ninty Five Thousand Five Hundred Fourt Four Only )** AS ON 17/03/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 2,50,000/-**

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| **Rs. 25,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE FLAT NO. B-202, 2ND FLOOR , B-WING, LAXMI PALACE, HARI KRISHNA RESIDENCY, OFF.SURAT BARDOLI ROAD, B/H SARVOTTAM HOTEL, AREA SURAT-394305.NORTH: FLAT NO. B-201, SOUTH : OPEN SAPACE, EAST : ADJ WING-A, WEST : PASSAGE AND FLAT NO. B-203** |
| **LNRJKLAP-03220024152** **BRANCH:**RAJKOT**BORROWER:**RAJESHBHAI VELJIBHAI LAKHATARIYA (BORROWER)**CO-BORROWER(S):**JAYSHRIBEN RAJESHBHAI LAKHATARIYA (CO-BORROWER),  | **11-Aug-2023****Rs. 5,38,724/-** (RUPEES FIVE LAKH THIRTY EIGHT THOUSAND SEVEN HUNDRED TWENTY FOUR ONLY) AS ON 09-Aug-2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.3,00,000/-** |
| **RS. 30,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****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 A RESIDENT TENEMENT (HOUSE NO.9 AS PER TAX RECEIPT) ON BEARING PLOT NO.14 PAIKEE MEASURING AREA 75.21 SQ. MTRS SITUATED AT NAVU GAMTAL OF VILLAGE KHAMTA, TALUK PADDHARI, DISTRICT JAM NAGAR, GUJARAT PRESENTLY SITUATED AT WITHIN THE LIMITS OF GRAM PANCHAYAT KHAMTA WHICH IS BOUNDED AS UNDER\_ NORTH: PUBLIC ROAD AND PROPERTY OF SASHIKANT V. LAKHTARIYA MEASURMENT OF THIS SIDE 21.3+14.11 FEET, SOUTH: PROPERTY OF SASHIKANT V. LAKHTARIYA MEASUREMENT OF THIS SIDE 36.2 FEET, EAST: PROPERTY OF SASHIKANT V. LAKHTARIYA AND KURJIBHAI R. DOBARIYA MEASURMENT OF THIS SIDE 9.00+ 11.0 FEET, WEST: PROPERTY OF SASHIKANT V. LAKHTARIA MEASURMENT OF THIS SIDE 20.9 FEET** |
| **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.8,50,000/-** |
| **RS. 85,000/-** |
| **Rs.10,000/-** |

 | **28/06/2025****Time:****10.30 AM to****12.30 PM 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, 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
4. **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, 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.**