**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** |
| **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.** **8,00,000 /-** |
| **RS.80,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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-04190010191** **BRANCH:**SURAT ADAJAN**BORROWER:**RAJESH INDRAKANT JHA (BORROWER)**CO-BORROWER(S):**RANIDEVI RAJESH JHA (CO-BORROWER),  | **28-Jun-2022****Rs. 7,04,764/-** (RUPEES SEVEN LAKH FOUR THOUSAND SEVEN HUNDRED SIXTY FOUR ONLY) AS ON 17-Jun-2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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

 | **30/05/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - PLOT NO 81, NILKANTH VILLA, NR. TAKSHASHILA SCHOOL, OFF.KIM-KOSAMB ROAD, OPP SAI RIVER RESIDENCY, AREA: KOSMBA, KUWARDA,CITY: SURAT, GUJARAT, SURAT-394120. NORTH: PLOT NO.82, SOUTH: PLOT NO.80, EAST: PLOT NO.76, WEST: SOCIETY ROAD** |
| **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.** **675000 /-** |
| **Rs. 67,500/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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** |
| **LNSUR0HL-04210017113** **BRANCH:**SURAT RANDER**BORROWER:**KHALSE SAVITABEN BHASKARBHAI (BORROWER)**CO-BORROWER(S):**BHASKAR DAULAT KHALSE (CO-BORROWER), RAMESH DAJIRAM PATHARKAR (GUARANTOR) | **23-Jun-2022****Rs. 13,92,441/-** (RUPEES THIRTEEN LAKH NINETY TWO THOUSAND FOUR HUNDRED FOURTY ONE ONLY) AS ON 04-Jun-2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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

 | **30/05/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - PLOT NO.62, VIDHI RESIDENCY VIBHAG-1, NEAR RAHI TOWNSHIP, KARELI- MOTA ROAD, BLOCK NO. 384, KARELI VILLAGE, TAL. PALSANA, DIST. SURAT INDIA GUJARAT SURAT 394310. NORTH:PLOT NO. 61, SOUTH PLOT NO .63 , EAST ENTRY & ROAD, WEST. ADJ. ROAD** |
| LNSRD0HL-04230030955**BRANCH:**SURENDRANAGAR**BORROWER:**KIRTIBHAI MAKVANA**CO-BORROWER(S):**MOHANBHAI MAKVANA | **12/02/2024****Rs. 7,37,260/- ( RUPEES 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. 5,00,000/-** |
| **RS. 50,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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.**  **2,25,000 /-** |
| **RS. 22,500/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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-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.**  **4,00,000 /-** |
| **RS. 40,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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** |

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| **LNSUR0HL-05190010447, LNSURLAP-10200014455****BRANCH:**SURAT RANDER**BORROWER:**MAHESHBHAI VASAVA **CO-BORROWER(S):**VASAVA ANITABEN | **13/10/2023****Rs. 6,39,827/- ( Rupees Six Lakh Thirty Nine Thousand Eight Hundred Twenty Seven Only)** AS ON 11/10/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs.** **3,70,000 /-**

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| **Rs. 37,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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. A-204, 2ND FLOOR, WING - A, BUILT UP AREA 337.97 SQ. FT., SYADLA SURVEY NO. 221, 222/2, T. P. NO. BLOCK NO. 111, SP NO. 157, 158, 159, 160. CONSTRUCTED IN APPARTMENT KNOWN AS “SHREE RAJ MANDIR RESIDENCY,” UNDER SHREE RAJ MANDIR RESIDENCY, OFF. SAYAN - KIM ROAD, NR. TEJASVI RESIDENCY, AREA: SYADLA, TALUK: OLPAD, DISTRICT SURAT, STATE: GUJARAT WHICH IS BOUNDED AS UNDER\_ NORTH: LIFT AND FLAT NO. A-205, EAST: PASSAGE AND FLAT NO. 201, SOUTH: FLAT NO. A-205, WEST: OPEN SPACE** |
| **LNSUR0HL-10180006312, LNSUR0HL-10180006313****BRANCH:**SURAT RANDER**BORROWER:**PRAKASH PANDIT **CO-BORROWER(S):**ANITA DEVI | **21/06/2023****Rs.8,76,799/- (Rupees Eight Lakh Seventy Six Thousand Seven Hundred Ninty Nine Only )** AS ON 13/06/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 4,00,000 /-**

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| **Rs. 40,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| PROPERTY BEARING: - **ALL THAT PIECE AND PARCEL OF PROPPERTY BEARING PLOT NO.199, DHARAM ROW HOUSE, SITUATED AT NEAR SYADLA VILLAGE, SYADLA - SIMANDAR ROAD, R. S NO. 92, 94, 96, 97, BLOCK NO. 54/A/1 OF SYADLA VILLAGE, SUB-DISTRICT- OLPAD, DISTRICT: SURAT WHICH IS BOUNDED AS UNDER\_EAST: ADJ.PLOT NO.198, WEST: ADJ.PLOT NO.200, SOUTH: ADJ. SOCIETY INTERNAL ROAD, NORTH: ADJ.PLOT NO.233** |
| **LNVAD0HL-01220023216 BRANCH:**VADODARAJAYESH VASHRAMBHAI BHARWAD**BORROWER:**VASRAMBHAI MERABHAI BHARVAD**CO-BORROWER** | **23/01/2023****Rs.18,56,336/- (Rupees Eighteen Lakh Fifty Six Thousand Three Hundred and Thirty Six Only )** AS ON 12/01/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 6,50,000 /-**

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| **Rs. 65,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PICE AND PARCEL OF THE FLAT NO 102, 1ST FLOOR, SAI APARTMENT, TP NO 3, FP NO 312/B, NEW BUS STAND, ANAND, DIST ANAND-388001. NORTH- FLAT NO 103, SOUTH- FLAT NO-101, EAST- FLAT NO 105, WEST- SOCIETY ROAD** |
| **LNSUR0HL-02180000523, LNSUR0HL-02180000537****BRANCH:**SURAT RANDER **BORROWER:**JAGDISHBHAI DANTANI**CO-BORROWER(S):**CHANDRIKABEN JAGDISHBHAI DANTANI, | **02/11/2021****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. 3,75,000/-**

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| **Rs. 37,500/-** |
| **Rs.10,000/-** |

 | **30/05/2025****Time:****10.30 AM to****12.30 PM 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-04180001654, LNSUR0HL-04180001657****BRANCH:**SURAT ADAJAN **BORROWER:**VIDYASAGAR B VISHWAKARMA**CO-BORROWER(S):**SANGITA VIDYASAGAR VISHWAKARMA, | **04/12/2021****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/-** |

 | **30/05/2025****Time:****10.30 AM to****12.30 PM 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-12170000069, LNSUR0HL-12170000070****BRANCH:**SURAT ADAJAN **BORROWER:**SURENDRA BISEN**CO-BORROWER(S):**RAMESHWARI BISEN | **25/08/2022****Rs. 966265/-**(RUPEES NINE LAKH SIXTY SIX THOUSAND TWO HUNDRED SIXTY FIVE ONLY) AS ON 10/06/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 5,00,000 /-**

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

 | **30/05/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - PLOT NO.37 RAGHUNATH RESIDENCY,OPP KAVYA RESIDENCY, KIM MULAD ROAD, MULAD VILLAGE, SUB DIST.OLPAD, DISTSURAT, GUJARAT INDIA 394110 EAST-ADJPLOT NO.36, WEST-ADJ PLOT NO.38, NORTH- SOCIETY INT.ROAD, SOUTH-ADJ PLOT NO.48** |
| **LNSUR0HL-12180007922, LNSUR0HL-12180007923****BRANCH:**SURAT ADAJAN **BORROWER:**GANESH CHINDHA PATIL**CO-BORROWER(S):**PATIL BHABHUTA BHAIDAS | **24/03/2023****Rs. 795544/-**(RUPEES SEVEN LAKH NINETY FIVE THOUSAND FIVE HUNDRED FOURTY FOUR ONLY) AS ON 17/03/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **Rs. 2,60,000 /-**

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| **Rs. 26,000/-** |
| **Rs.10,000/-** |

 | **30/05/2025****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. EAST-ADJ WING-A, WEST- PASSAGE AND FLAT NO.B-203, NORTH-FLAT NO.B-201, SOUTH-OPEN SPACE.** |

**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.**