**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. Abhay Pande - 9823199007**

**[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** |
| LNBAR0HL-07220025739**BRANCH:**BARAMATI**BORROWER:**IMRAN BALESHA SHAIKH**CO-BORROWER(S):**ANJUM BALESHA SHAIKH, MUJAHID BALESHA SHAIKH (GURANTOR) | **17/04/2024**RS. 12,37,290/- (RUPEES TWELVE LAKH THIRTYSEVEN THOUSAND TWO HUNDRED NINETY ONLY) AS ON 16-APR-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.16,00,000/-** |
| **RS.1,60,000/-** |
| **Rs.10,000/-** |

 | **10/07/2025****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 SURVEY NO. 50/51/1, PLOT NO. 94,"PRUTHVI PRIDE", FIFTH FLOOR, FLAT NO. 27, MAUJE JADHAVWADI(PHALTAN), TALUKA - PHALTAN, DIST- SATARA- 415523. WHICH IS BOUNDED AS UNDER\_EAST: FLAT NO. 28, WEST: PASAAGE & FLAT NO. 32, NORTH: MARGINAL OPEN SPACE, SOUTH: MARGINAL OPEN SPACE.  |
| **LNBARLAP-08210018223****BRANCH:**BARAMATI**BORROWER:**BALEKHAN FATTEKHAN SAYYAD**CO-BORROWER(S):**NILOPHAR BALEKHAN SAYYAD | **07/11/2023****Rs. 6,88,585/-** (RUPEES SIX LAKH EIGHTY EIGHT THOUSAND FIVE HUNDRED EIGHTY FIVE ONLY) AS ON 06-NOV-2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.14,00,000/-** |
| **RS.1,40,000/-** |
| **Rs.10,000/-** |

 | **10/07/2025****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 MILKAT NO. 1828, AT- NIRAWAGAJ, TAL- BARAMATI, DIST. PUNE, MAHARASHTRA -413116 WHICH IS BOUNDED AS UNDER\_ EAST: PROPERTY OF MR. RAMJAN SAYYAD, WEST: PROPERTY OF MR. NAUSHAD SAYYAD, NORTH: CANNEL, SOUTH: PROPERTY OF MR. SAMIR SAYYAD |
| **LNPUN0HL-09210018868****BRANCH:**PUNE SWARGATE**BORROWER:**KALPESHKUMAR NAVINBHAI SONI**CO-BORROWER(S):**DIMPLEKALPESHKUMAR SONI | **09/03/2024**RS. 15,03,228/- (RUPEES FIFTEEN LAKH THREE THOUSAND TWO HUNDRED TWENTYEIGHT ONLY) AS ON 07-MAR-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.18,90,000/-** |
| **RS.1,89,000/-** |
| **Rs.10,000/-** |

 | **10/07/2025****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. 1002 ON FIRST FLOOR, IN THE BUILDING KNOWN AS GREEN WOOD HEIGHTS, CONSTRUCTED ON LAND BEARING SURVEY NO. 5/2/3, ADMEASURING 50.16 SQ. MTR. SITUATED AT VILLAGE MUNDHAWA(KESHAVNAGAR), TALUKA- HAVELI , DISTRICT - PUNE WHICH IS BOUNDED AS UNDER\_ **EAST**: ENTRANCE LOBBY, **WEST**: BY SIDE MARGIN, **NORTH**: FLAT NO. 1003, **SOUTH**: SIDE MARGIN. |
| **LNNAG0HL-10230036904****BRANCH:**NAGPUR**BORROWER:**ARUN RAMCHAND BAGADE **CO-BORROWER(S):**HOMESHWARI ARUN BAGADE | **13/12/2024**Rs. 14,38,105/- (RUPEES FOURTEEN LAKH THIRTY EIGHT THOUSAND ONE HUNDRED FIVE ONLY) on 10-Dec-2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.17,65,000/-** |
| **RS.1,76,500/-** |
| **Rs.10,000/-** |

 | **10/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. 38 HALF PORTION TOWARDS NORTHERN SIDE ADM. 75 SQ. MT. EUT OF KH. NO. 135/4, P.H. NO. 71. MOUZA: SHIRUL WITHIN THE LIMIT OF GRAM PANCHAYAT SHIRUL TAH. HINGNA & DIST. NAGPUR. ON THE EAST : PLOT NO. 36 AND 40, ON THE WEST:6.00 MT ROAD, ON THE NORTH : PLOT NO. 39, ON THE SOUTH : REMAINING PORTION OF PLOT NO. 38 |
| **LNJAL0HL-02230029102****BRANCH:**JALGAON**BORROWER:**VIJAY SURESH JADHAV **CO-BORROWER(S):**KARUNA VIJAY AJADHAV | **16/01/2025**RS. 25,26,111/- (RUPEES TWENTYFIVE LAKH TWENTYSIX THOUSAND ONE HUNDRED ELEVEN ONLY) AS ON 10-JAN-2025 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.25,50,000/-** |
| **RS.2,55,000/-** |
| **Rs.10,000/-** |

 | **10/07/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE LAND BERAING SURVEY NO.54/1, PLOT NO.1, TOTAL ADMEASURING AREA 243.75.SQUARE METERS, OVER WHICH BUILT-UP AREA 90.00 SQ METERS SITUATED AT FEKARI, WITHIN THE LOCAL LIMITS OF SUB-REGISTRAR AND TALUKA-BHUSAWAL AND DISTRICT JALGAON THE FOLLOWING BOUNDARIES ARE – EAST -SURVEY NO.54/2, WEST - PLOT NO-2, NORTH - SURVEY NO-57, SOUTH -6 METERS 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. Abhay Pande - 9823199007**

**\*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.**