**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. Sandesh Taldevkar - 9699943401**

**[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** |
| **LNVIR0HL-07220025948****BRANCH:**MUMBAI VIRAR**BORROWER:**NILESH JAYANTILAL PARMAR **CO-BORROWER(S):**DHANASHREEE NILESH PARMAR | **23/05/2023****Rs. 8,32,048/- (RUPEES EIGHT LAKH THIRTY TWO THOUSAND FOURTY EIGHT ONLY) AS ON 16-May-2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT** |

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| **RS. 5,51,000/-** |
| **RS.55,100/-** |
| **Rs.10,000/-** |

 | **14/08/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 305, 3RD FLOOR, BUILDING KNOWN AS ""MOUNTAIN VIEW"" ADMEASURING AREA 375 SQ. FT. BUILT-UP, CONSTRUCTED ON NA PLOT GUT NO. 40/B/171/2 ADM AREA 297 SQ. MTR, REVENUE VILLAGE BANDATHE, TALATHI SAJAKELWA ROAD, TAL. PALGHAR, DIST. PALGHAR -401102 WITHIN THE LIMITS OF GRAMPANCHAYAT MAYKHOP AND THE BUILDING IS BOUNDED AS UNDER\_EAST: AS PER DOCUMENT, WEST: AS PER DOCUMENT, NORTH: AS PER DOCUMENTSOUTH: AS PER DOCUMENT |
| **LNVIR0HL-01220021714****BRANCH:**MUMBAI VIRAR**BORROWER:**CHARLES RATAN MUNDARGI **CO-BORROWER(S):**REKHA CHARLES MUNDARGI | **23/01/2023****Rs. 4,91,840/- (RUPEES EIGHT LAKH THIRTY TWO THOUSAND FOURTY EIGHT ONLY) AS ON 12-Jan-2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT** |

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

 | **14/08/2025****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. 101, FIRST FLOOR, MOUNTAIN VIEW, GUT NO. 40/B/171/2, VILLAGE BHANDATHE, TALUKA-DISTRICT PALGHAR – 401401 BUILDING BOUNDRIES : NORTH : OPEN PLOT, SOUTH : ROAD, EAST : OPEN PLOT, WEST : BHASKAR WADI, FLAT BOUNDRIES : NORTH : MARGINAL SPACE, SOUTH : MARGINAL SPACE, EAST : FLAT NO. 102, WEST : STAIRCASE** |

**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. Sandesh Taldevkar - 9699943401**

**\*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.**