**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, 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** |
| **LNPUN0HL-02190009152****BRANCH:**PUNE SWARGATE**BORROWER:**ADITI ANIL DESHMUKH**CO-BORROWER(S):**KALPANA ANIL DESHMUKH | **22/11/2023****Rs. 14,27,590/-** (RUPEES FOURTEEN LAKH TWENTY SEVEN THOUSAND FIVE HUNDRED NINTY ONLY) AS ON 09/11/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.13,50,000/-** |
| **RS.1,35,000/-** |
| **Rs.10,000/-** |

 | **25/04/2025****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. 2 & 3 ON 1ST FLOOR ADMEASURING AREA 584 SQ. FT OR 54.27 SQ.MTRS OF BUILDING NAMELY “AAMBAI APARTMENT” , MALKIAT NO.530, OUT OF CTS NO. 551 SITUATED AT VILLAGE MAUJE DHAYAIRI, TALUK HAVELI, DISTRICT PUNE – 411 041 WHICH IS BOUNDED AS UNDER\_ NORTH : BUILDING, SOUTH : VACANT LAND, EAST : ROAD, WEST : STAIRCASE IN THE BUILDING** |
| **LNAHM0HL-07210017427****BRANCH:**AHMEDNAGAR**BORROWER:**MAHESH SHARAD BHOPE**CO-BORROWER(S):**SUNANDA SHARAD BHOPE  | **17/07/2024****RS. 8,86,973/-** (RUPEES EIGHT LAKH EIGHTY SIX THOUSAND NINE HUNDRED SEVENTY THREE ONLY) AS ON 16/07/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.11,80,000/-** |
| **RS.1,18,000/-** |
| **Rs.10,000/-** |

 | **14/05/2025****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 NORTH SIDE AREA ADM. 93.75 SQ. MTRS WITH GROUND FLOOR CONSTRUCTION AREA ADM. 63.27 SQ. MTR, OUT OF PLOT NO. 24 TOTAL AREA ADM. 187.50 SQ. MTR, OUT OF SURVEY NO. 114/2/115 SITUATED AT NAGARDEOLE, WITHIN THE LIMITS OF ZP AHMEDNAGAR TAL & DISTRICT AHMEDNAGAR WHICH IS BOUNDED AS UNDER\_ EAST : ROAD, WEST: LAND OF GUGALE, NORTH : PLOT NO. 23, SOUTH : OUT OF PLOT NO.24** |

**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, 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.**