

**Niwas Housing Finance Private Limited**  
(Formerly known as Indostar Home Finance Private Limited)  
Regd. Office : - Unit No. 305, 3<sup>rd</sup> Floor, Wing 2/E, Corporate Avenue,  
Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093  
CIN : U6590MH2016PT0271507 Tel : +91 22 65202222  
Email: connect@niwashfc.com; Website: www.niwashfc.com



**NOTICE**

Notice is hereby given in terms of paragraph 93 of the Master Direction– Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, that the branch office of the Company located at **Plot No: 5, 2nd floor, Arcade, Sri Nagar Colony, Kapra Main Road, Kapra Mandal, Medchal Malkajgiri Dist., Secunderabad, Telangana, 500062.** will be closed with effect from close of business hours of **23<sup>rd</sup> February, 2026** as operations are being shifted to a nearby branch office located at **2<sup>nd</sup> floor, H.No. 3-335/1, Plot no.6, Suvarna plaza, Rampally X road, Nagaram, Kesara mandal, Dist. Medchal-Malkajgiri, Telangana, Pin-500063.** In case any assistance is required, you may contact the nearest branch office as mentioned above or send an email to **connect@niwashfc.com**.

This notice may be accessed on the Company's website (**www.niwashfc.com**).

For **Niwas Housing Finance Private Limited**  
(Formerly known as Indostar Home Finance Private Limited)  
Sd/-  
**Nidhi Sadani**  
Chief Compliance Officer

Date : 20-11-2025




**REQUIRMENT OF PREMISES**

Bank of Baroda, Zonal Office, Hyderabad invites offers from the owners / Power of attorney holders of premises on ground floor/Upper Ground floor /First floor with a carpet area for the respective branches as tabulated below, for housing its branch at following Locations with all facilities including adequate power. The premises shall be ready for occupation or likely to be ready for occupation within a period of 3 months.

S.NO	Center	Carpet Area
01.	Tellapur - Sanga Reddy Dt	1800-2410 sq.ft
02.	Huzurnagar - Suryapet Dt	1200-1650 sq.ft
03.	Alwala Cross road - Nalgonda Dt	1000-1430 sq.ft
04.	Annergudem - Khammam Dt	1000-1430 sq.ft

The intending offerers shall submit their offer in two separate sealed cover superscribed "Technical bid" and "Price bid" sent to "The General Manager & Zonal Head, Bank of Baroda, Hyderabad Zonal Office, Door No.3-6-289, First Floor,Kareem Manzil, old MLA Quarters Road, Hyderabadguda, Hyderabad,Telangana-500029", on or before **03.12.2025**.Priority would be given to the premises belonging to Public Sector Units / Govt. Departments. (For details, please log in on tender section of our website [www.bankofbaroda.com](http://www.bankofbaroda.com)).The bank reserves its right to accept or reject any offer without assigning reasons thereof. Last date & time of submission of application- **03.12.2025** up to 03:00 p.m. First floor premises with lift facility may also be considered subject to suitability of site as per Banks requirement. Banks decision with regard to suitability of the site will be final and binding on bidder.

Date:20.11.2025,Place: Hyderabad. The General Manager, Zonal Office,Hyderabad



**Retail Lending and Payment Group (Local Office/Branch): Axis Bank Limited, D.No.30-22-79, Sree Towers, 1st Floor, Eluru Road, Seetharamapuram Circle, Vijayawada – 520002**


**POSSESSION NOTICE UNDER RULE 8 (1) (For Immovable Property)**

WHEREAS the Authorized Officer of the **Axis Bank Ltd** (Formerly known as UTI Bank Ltd.), having its Registered Office: "TRISHUL", Opp Samartheswar Temple, Near Law, Garden, Ellisbridge, Ahmedabad- 380006, among other places its Branch office at **Retail Lending and Payment Group (Local Office/Branch): Axis Bank Limited, D.No.30-22-79, Sree Towers, 1st Floor, Eluru Road, Seetharamapuram Circle, Vijayawada – 520002** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice** under Section 13(2) of SARFAESI Act calling upon the borrower / guarantors / Mortgagors:-

Sl. No	Name of the Applicant / Co - Applicant Guarantors and Address	Liability in Rs	Properties offered Equitable Mortgage and Date of Possession
1.	1. <b>SMT CHALLA VIDYAVATHI</b> , W/O Dasari Prakash Babu, Door No.1-9-323/15b, Plot No.15, Bhagya Nagar, Colony, Kushiguda, Hyderabad, Telangana - 500062 <b>Also At: Smt Challa Vidyavathi, C/O Osmania Medical College</b> , Assistant Professor In Department Of Anatomy, Koti, Near Sultan Bazar, Hyderabad, Telangana - 500095 <b>Also At: Smt Challa Vidyavathi, W/O Dasari Prakash Babu</b> , Flat No., 404, Third Floor, "Saraswathi" Apartment, Sy.No.931/1 & 931/2b, Plot No. C, Chinlareddy Palem Main Road (V & P), Nellore Rural Mandal, S P S R Nellore District, Andhra Pradesh - 500095 <b>Also At: Smt Challa Vidyavathi, W/O Dasari Prakash Babu</b> ,H.No.27-10-3, Karmavarithata, 1st Line, Guntur, Andhra Pradesh - 522002 <b>2. SRI DASARI PRAKASH BABU, S/O Dasari Jagannomhanrao</b> , Door No.1-9-323/15b, Plot No. 15, Bhagya Nagar, Colony, Kushiguda, Hyderabad, Telangana - 500062 <b>DEMAND NOTICE DATE:-</b> 15-02-2025 <b>Loan Account No.</b> PHR015206090561	<b>Rs. 8,84,021/-</b> (Rupees Eight Lakhs Eighty Four Thousand Twenty One Only)	<b>SCHEDULE-A:</b> S P S Nellore District, Registration – Nellore Sub-Registrar Office, Nellore Municipal Corporation, Nellore Bit-2 Area, Sy.No.931/1 consisting of Ac.0.91 cents, Sy.No.934/2B, consisting of Ac.0.09 cents, total Ac.1.00 cents, as per present measurements an extent of Ac.1.01 cents, under Layout Regularization Scheme G.O.M.S.No.113 MA vide Nos. 1185, 1186 by Nellore Municipal Corporation, Regularized Plan Bit No.1185 consisting of 346.539 ankanams of site, Nellore Municipal Corporation SD No.06/2009/MCN/NLRREF.No.1618/2009/G1/dated 13-04-2009, sub-division Plan Plot No.C-119.073 ankanams or 952.584 Sq.Yds., of vacate site <b>bounded by: East:</b> 40 ft wide road <b>South:</b> Site in Plot No.B <b>West:</b> Land of Nellore Sidhar Reddy <b>North:</b> Plot of Tulasi Chandrasekhar and Jaladi Chhandrasekhar Within these boundaries an extent of 119.73 ankanams or 952.584 Sq.Yds., of vacate site, in it an extent of 3.65 ankanams or 29.2 Sq.Yds., of undivided share and with all easement rights appurtenant thereto. <b>SCHEDULE-B:</b> In "A" Schedule property construction of "SARASWATHI" Residential Apartment, Third Floor, Flat No.404, consisting of 867 sqft. (including common area) of RCC Slab Flat <b>bounded by: East:</b> Lift some extent, joint steps, joint way some extent <b>South:</b> Open to Sky <b>West:</b> Joint wall in between Flat No.405 and this Flat <b>North:</b> Common Passage. Within the boundaries an extent of 867 sqft RCC slab flat (including common area) and still Floor No.404 car parking place of 100 sqft with common amenities and facilities. <b>Date of Symbolic Possession:- 14-11-2025</b>
2.	1. <b>SRI KURMANA SANJAY KUMAR RAO, S/O KURMANA KRISHNA MURTHY</b> , H.No.1-73, Goudasahi, Khandaba Mandal, Khandaba, Gajapathi, Odisha - 761206 <b>Also At, Sri Kurmana Sanjay Kumar Rao (Track Maintainer)</b> , C/O East Cost Railway, Sse/P, Way/Ph, East Cost Railway, Paralakhemundi, Gajapathi, Odisha - 761206 <b>Also At, Sri Kurmana Sanjay Kumar Rao, S/O Kurmana Krishna Murthy</b> , Flat No.402, Third Floor, Ramadevi Nilayam, Chinnamusidiwada, Visakhapatnam, Andhra Pradesh – 531173. <b>2. SMT KURMANA DEVI SUDHA, W/O Kurmana Sanjay Kumar</b> , H.No.3-298, Mulyamamba Colony, Near Water Tank, Vepagunta, Visakhapatnam, Andhra Pradesh - 530047 <b>DEMAND NOTICE DATE:-</b> 11-07-2025 <b>Loan Account No.</b> PHR007507462788	<b>Rs. 28,45,062/-</b> (Rupees Twenty Eight Lakhs Fourty Five Thousand and Sixty Two Rupees Only)	<b>SCHUODLE -A:</b> All that total site measuring 1156.79 Sq.Yds., or 967.227 Sq situated at "Sujatha Nagar" area being Plot No.2 of RLPN No.1/05, approved by VUDA, in proceedings, RCO.No.6961/04, dated 19-03-2005 bearing Pattna No.587, covered by Survey No.182/2, of Chinnamusidiwada village within in the limits of Greater Visakhapatnam Municipal Corporation, in the Registration Sub-district of Pendurthi, Visakhapatnam District and <b>bounded by: East:</b> Plot belongs to A.Prabhakar Rao <b>West:</b> 7th wide site left by Munikoti Trinadha Rao, abutting 33 ft road of BHVP employees society. <b>North:</b> 7th wide site left by Munikoti Trinadha Rao, abutting 33 ft road. <b>South:</b> Plot owned by Neeraja <b>MEASUREMENTS: East:</b> 128'3" feet or 39.02 mts. <b>South:</b> 78' 7 ½ " feet or 23.96 mts. <b>West:</b> 137'10" feet or 42.01 mts. <b>North:</b> 78'0" feet or 23.77 mts. <b>SCHEDULE -B:</b> Out of which an undivided and unspecified share of 37.80 Sq.Yds., or 31.60 Sq.Mts., in 682.506 Sq.Yds., out of the total extent of 1156.79 Sq.Yds., together with Residential Flat No.402 in Third Floor with a builup area of 1050 sqft. (840 sqft, Flat Area & 210 sqft Common Area) and 60 sqft Car parking in Stillt Floor in the apartment know as "RAMADEVI NILAYAM" is conveyed by virtue of this deed and <b>bounded by: East:</b> Open setback space <b>South:</b> Open setback space <b>West:</b> Common Corridor <b>North:</b> Tot-Lot <b>Date of Symbolic Possession:- 14-11-2025</b>

**DATE: 20-11-2025**  
**PLACE: ANDHRA PRADESH**

**NIVARA HOME FINANCE LIMITED**  
Registered Office : No. 22, 23, 24, 25/1013, 3rd Floor, BNR Complex, Sri Rama Layout, Opp. RBI Layout, Ramahaj Garden, J.P. Nagar, Bengaluru, Karnataka - 560078.  
**APPENDIX-IV [See Rule 8(1), POSSESSION NOTICE, (For Immovable Property)]**  
(Issued under Rule 8(1) of Security Interest (Enforcement) Rules 2002) and issued in Appendix IV of the Said Rules.



Whereas the undersigned being the Authorised Officer of the Nivara Home Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers / guarantors of **Nivara Home Finance Limited** whose details are given under to repay the amount mentioned in the notice within 60 days from the date receipt of the said notice. The borrowers having failed to repay the due amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **possession** of the properties described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 and 9 of the said rules on the below mention date.

Sl. No.	Name and Address of the Borrowers, Co-borrowers & Guarantors	Due Amount	Description of the Immovable Properties
1.	1. <b>Bulla Sitamma</b> , D.No. 21-77, Tadikonda, Guntur, Tadikonda, Guntur, Andhra Pradesh- 522236. 2. <b>Bulla Nageswara Rao</b> , D.No. 21-77, Tadikonda, Guntur, Tadikonda, Guntur, Andhra Pradesh - 522236. 3. <b>Bulla Sitamma</b> , D.No. 330, Door No.87, Block No. 20, Ass. No. 3563, Tadikonda, Grama Panchayathi, Tadikonda SRO Tadikonda Sub Dist, Tadikonda, Guntur, Andhra Pradesh - 522236	<b>Rs. 4,48,084/- (Rupees Four Lakh Forty Eight Thousand Eighty Four Rupees Only) and interest &amp; charges thereon.</b>	<b>Schedule A Property</b> : All that part and parcel of the property situated at Guntur District, Narasaraopet Registration District, Tadikonda Sub-District, Tadikonda Revenue Mandal, Tadikonda Grama Panchayath Area, Tadikonda Village, D.No. 330, Tadikonda Panchayath, Assessment No. 3563, Block No. 20, Door No. 87, in an Extent of 174 Sq.Yds or 145.48 Sq.Mtrs of Site with Thatched House with all fixture and fitting there of Bounded on : <b>Bounderies : East:</b> Site of Bobbili Purushotham, <b>South :</b> Site of Kathani Kanikaram, <b>West:</b> Site of Bulla Sivasankar and Bulla Kameswara Rao, <b>North :</b> Panchayath Bazar.
<b>Demand Notice Date : 13-11-2024</b> <b>Possession Notice Date : 17-11-2025</b>			
2.	1. <b>K T Vijayalakshmi</b> , H.No. 1148, Manepalli Sri Sathya Sai, Andhra Pradesh, Sirivaram, Anantapur, Andhra Pradesh - 515331, India. 2. <b>P Jagannath</b> , H.No. 1148, Manepalli Sri Sathya Sai, Andhra Pradesh, Sirivaram, Anantapur, Andhra Pradesh - 515331, India. 3. <b>K Babu</b> , 1/1548, Manepalli Lepakshi, Anantapur, Lepakshi, Anantapur Dist, Andhra Pradesh - 515331. 4. <b>K T Vijayalakshmi</b> , Sy.No. 129/3, Manepalli Gram Polam Panchayat, Lepakshi Mandal, Sri Sathya Sai Dist, Lepakshi, Anantapur Dist., Andhra Pradesh, India - 515331.	<b>Rs. 57,4666/- (Rupees Five Lacs Seventy Four Thousand Six Hundred Sixty Six Only) and interest &amp; charges thereon.</b>	<b>Schedule A Property</b> : All that part and parcel of the property bearing Sy.No. 129-3, Measuring A.C. 0.12 Cents, Out of this A.C. 0.06 Cents, Total an extent of 290.4 Sq. Yards, Khatha No. 542, Portion of Property Situated at Sri Satya Sai District, Satya Sai R.D. and Hindupuram S.R.D. with in Lepakshi Mandal, Manepalli Village, Polam and Panchayat Area and bounded on the East by : Property Sold to D. Venkatesh in the same Survey Number West by : Property of E. Aswathappa, North by : Road, South by : Land of Thimma Reddy. Measurements : East to West : 37 Feet or 11.277 Meters, North to South : 70.64 Feets or 21.531 Meters.
<b>Demand Notice Date : 10-07-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
3.	1. <b>Kommula Sujatha</b> , Near D.No. 1 120, Near Milk Center, Palapadu Village, Narasaraopet, Guntur, Palapadu, Guntur, Andhra Pradesh - 522603, India. 2. <b>Kommula Jayakara Rao</b> , Near D.No. 1 120, Near Milk Center, Palapadu Village, Narasaraopet, Guntur, Palapadu, Guntur, Andhra Pradesh-522603, India. 3. <b>Kommula Rajesh</b> , D. No. 1 121, Palapadu Village, Narasaraopet, Mandal, Guntur Dist, Palapadu, Guntur, Andhra Pradesh- 522603. 4. <b>Kommula Sujatha</b> , D. No. 57, Palapadu, Palapadu Grama Panchayathi Area, Narasaraopet Mdd, Narasaraopet Rd, Sub D. Guntur, Palapadu, Guntur, Andhra Pradesh, India - 522603.	<b>Rs. 426274/- (Rupees Four Lacs Twenty Six Thousand Two Hundred Seventy Four Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property. Description of immoveable property</b> : All that part and parcel of the Property D.No. 57, An Extent of A-C 0-02 1/2 CTS = 121 Sq.Yds of Vacant Site, Situated at Palapadu Village, Palapadu Grama Panchayath, Narasaraopet Mandal, Narasaraopet Sub - District, Narasaraopet Registration District, Guntur District, District being bounded by : <b>Bounderies : East :</b> Panchayath Road; <b>South :</b> Property belongs to Kommula Balaiiah; <b>West :</b> Panchayath Road; <b>North :</b> R & B Road.
<b>Demand Notice Date : 16-06-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
4.	1. <b>Korapati Ramya</b> , H. No. 1-96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 2. <b>Jaladi Kiran</b> , H. No. 1-96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 3. <b>Jaladi Mani</b> , H. No. 1-96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 4. <b>Jaladi Bala Yesu</b> , H. No. 1/1322, Pedavegi Mandal, Mundur, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 5. <b>Korapati Ramya</b> , D. No. 1-96, R S No 177-1, Munduru Village, Pedavegi, Mandal, Eluru Dt, Janampeta, West Godavari, Andhra Pradesh - 534475.	<b>Rs 5,85,229/- (Rupees Five Lakh Eighty Five Thousand Two Hundred Twenty Nine Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details Of Secured Assets, Mortgaged Immovable Property, Description of immoveable property, Description of Schedule Property</b> : Property Situated at R.S. No. 177/1, Door No. 1-96, Munduru Village, Munduru Grama Panchayath, Pedavegi Mandal, West Godavari District, Presently Eluru District, within the limits of SRO, Kamavaraipukota, being bounded by : <b>Boundaries : North :</b> Road, <b>South :</b> Property of Korapati Vijas, <b>East :</b> Property of Jaladi Srinu, <b>West :</b> Passage. Within the said boundaries an extent of 96 Sq.Yds of Site along with RCC Building with all easement rights.
<b>Demand Notice Date : 09-05-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
5.	1. <b>M Prasanna</b> , # 1 248 Venkatapuram Kondakinda Agharam, Ananthapuram, Bukkarayasamudram, Anantapur, Andhra Pradesh - 515701, India. 2. <b>Chhri Cheta Rupesh Kumar</b> , # 1 248 Venkatapuram Kondakinda Agharam, Ananthapuram, Bukkarayasamudram, Anantapur, Andhra Pradesh-515701. 3. <b>Bandaru Maruthi</b> , 000 S C Colony, Venkatapuram, Bukkarayasamudram, Kondakinda Agharam Ananthapur, K.K. Agharam, Anantapur, Andhra Pradesh- 515701. 4. <b>M Prasanna</b> , Sy.No. 279, 1, D. No. 1 248, K K Agharam, Grama Polam, Venkatapuram Pan, and Vlg. Bukkarayasamudram Mandal, Bukkarayasamudram, Anantapur, Andhra Pradesh, India - 515701.	<b>Rs. 424128/- (Rupees Four Lacs Twenty Four Thousand One Hundred Twenty Eight Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of immoveable property, Description of Schedule Property</b> : Property Covered under Document No. 2171/2024, Dated 20-03-2024, Ananthapuram R.D., Singanamala SRD, K.K. Agharam Gram Polam and Venkatapuram Panchayath Area, Sy.No. 279-1, D.No. 1-248, House Top Covered with Theru Bonda, North Face Door, Measurements : East to West : 27 Feet or 8.22 Meters, North to South : 34 Feet or 10.35 Meteres, Consists of 102 Sq.Yards and in this East to West : 15.3 Feet or 4.66 Meters. North to South : 22 Feet or 6.70 Meters, Consists of 336.6 Sq.Feet House. <b>Boundaries : North :</b> CC Road, <b>South :</b> House of Bala Muni Raju, <b>East :</b> House of Balappa, <b>West :</b> House of Obula Raju. Within these boundaries an extent of 102 Sq.Yards.
<b>Demand Notice Date : 10-07-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
6.	1. <b>Mani Kumari Pala</b> , D. No. 6 88, Palakoderu, Palakoderu, Mandalau, West Godavari, Andhra Pradesh, Palakoderu, Palakoderu, Andhra Pradesh - 534210, India. 2. <b>Lakshmana Kumar Pala</b> , D. No. 6 88, Palakoderu, Palakoderu, Mandalau, West Godavari, Andhra Pradesh, Palakoderu, Palakoderu, Andhra Pradesh - 534210, India. 3. <b>Kamana Suresh</b> , 5 3 10, Mente Vari Thota Bhimavaram, West Godavari AP, Bhimavaram, West Godavary Dist, Andhra Pradesh - 534201. 4. <b>Mani Kumari Pala</b> , Near D. No. -153 R No28 Vendra Agharam Vlg, and Gram Pancha Palakoderu West Godavari, Palakoderu, Palakoderu, Andhra Pradesh, India - 534210.	<b>Rs. 454846/- (Rupees Four Lacs Fifty Four Thousand Eight Hundred Forty Six Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of immoveable property, Description of Schedule Property</b> : An Extent of 72-6 Sq.Yards of 61 Sq.Mtrs of Site in R.S. No. 28 of Vendra Agharam Village, Door No. 6-88, Vendra Agharam Grama Panchayath Area, Gunupudi S.R.O., Palakoderu Mandal, West Godavari District, AP 534210. <b>Boundaries : East :</b> Site of Pampana Savithri, 25'3", <b>South :</b> Site of Pala Peddi Raju, 25'8". <b>West :</b> Site of Veeravalli Anasuya and Others, 25'8". <b>North :</b> 6' Width of Joint Way, 25'8".
<b>Demand Notice Date : 16-06-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
7.	1. <b>Mennem Pramila Rani</b> , H. No. 8/179, 8 Ward Dendaluru Mandalam, Chinnamalapalli West Godavari, Medinaraopalem, West Godavari, Andhra Pradesh -534432. 2. <b>Mennam Dasu</b> , H. No. 8/17, 9 8 Ward Dendaluru Mandalam, Chinnamalapalli West Godavari, Medinaraopalem, West Godavari, Andhra Pradesh-534432. 3. <b>Mennem Kumar</b> , H. No. 8/179, 8 Ward Dendaluru Mandalam, Chinnamalapalli West Godavari, Medinaraopalem, West Godavari, Andhra Pradesh – 534432. 4. <b>Mennem Pramila Rani</b> , D. No. 8 179, As Per Existing D. No. 7 32 Asst. No. 1532, R.S. No. 479 2, Denduluru G P and M Eluru Dt AP, Denduluru, W.g. Dist, Andhra Pradesh – 534432. 5. <b>Mendem Chinna Rao</b> , D. No. 8 31, Chinna Harijana Wada Denduluru, Dendulurumadallam West Godavari, Denduluru, W.g. Dist, Andhra Pradesh - 534432.	<b>Rs. 78,226/- (Rupees Seven Lakh Thirty-Eight Thousand Two Hundred and Twenty Six Only) and interest &amp; charges thereon.</b>	<b>Mortgaged Immovable Property, Description of Schedule Property</b> : A Total Extent of 136-0-0 Sq.Yards or of Residential RCC Building together with Structures therein with all rights of easement in R.S. No. 479/1 in 136-0-0 Sq.Yards of Site, Situated at Door No. 7-32, Assessment No. 1532 as per tax receipt Denduluru Village and Panchayath, Denduluru Mandal, Bhimadole Sub Registry being bounded by : <b>Bounderies : East :</b> Property belongs to Meneem Jhonson, <b>South :</b> Property belongs to Meneem Someswararao, <b>West :</b> Property belongs to Meneem Venkataswamy, <b>North :</b> Joint Pathway.
<b>Demand Notice Date : 10-01-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
8.	1. <b>Nellutla Laxmi</b> , H. No. 3 5 54, Shanthinagar Rajanna, Sircilla, Sircilla, Karimnagar, Andhra Pradesh - 505301, India. 2. <b>Nellutla Nagaraju</b> , H. No. 3 5 54, Shanthinagar, Rajanna, Sircilla, Sircilla, Karimnagar, Andhra Pradesh - 505301, India. 3. <b>Komier Prasad</b> , D. No. 3 5 110 3, Shanthinagar, Sircilla, Sircilla, Karimnagar, Andhra Pradesh - 505301. 4. <b>Nellutla Laxmi</b> , H. No. 3 5 55, Near Old Nava Bharathi School, Shanthinagar Locality of Sircilla, Sircilla, Karimnagar, Andhra Pradesh, India - 505301.	<b>Rs. 500376/- (Rupees Five Lacs Three Hundred Seventy Six Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of immoveable property, Description of Schedule A Property</b> : Newly Constructed RCC House bearing H.No. 3-5-55, in the land admeasuring 48.66 Sq.Yards (Road affected are 51.34 Sq.Yards) in the total land admeasuring 100.00 Sq.Yards of 83.61 Sq.Yeters, RCC GP Plinth : 362.79 Sq.Ft, Plinth : 362.79 Sq.Ft, Situated at Shanthinagar, Sircilla Town & Mandal, Rajanna Sircilla District, having with the following <b>boundaries : East :</b> H.No. 3-5-54 of Bain Anasuya, <b>South :</b> H.No. 3-5-56 of Lolapu Narasava, <b>West :</b> 33'-00" Wide Road, <b>North :</b> 24'-00" Wide Road.
<b>Demand Notice Date : 10-07-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
9.	1. <b>Sake Manjula</b> , D. No. 5 156, SC Colony, Sanjeevapuram, Bathalapalle Sri Sathya Sai, Sanjeevapuram, Anantapur, Andhra Pradesh - 515661, India. 2. <b>Kagolla Lakshmi Narayana</b> , D. No. 5 156, SC Colony, Sanjeevapuram, Bathalapalle, Sri Sathya Sai, Sanjeevapuram, Anantapur, Andhra Pradesh - 515661, India. 3. <b>Bandaru Nagabhusanam</b> , D. No. 5 182, Sanjeevapuram, Edula Mustur, Musturu, Anantapur, Andhra Pradesh - 515661. 4. <b>Sake Manjula</b> , Sy.No. 90 1, Plot No. 26 D. No. 5 156, SC Colony, Sanjeevapuram, Musturu Grama Polam, Sanjeevapuram Gram, Sanjeevapuram, Anantapur, Andhra Pradesh, India - 515661.	<b>Rs. 367138/- (Rupees Three Lacs Sixty Seven Thousand One Hundred Thirty Eight Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of Immoveable property, Description of Schedule Property</b> : Property Covered under Document No. 8628 / 2023, Dated 21-09-2023, Sree Sathya Sai R.D. Dharmavaram SRD, Mustur Gram Polam and Sanjeevapuram Panchayath and Village Limits. Sy.No. 90-1, Plot No. 26, Measurements : East to West on Northern Side 37 Feet or 11.277 Meters, East to West on Southern Side 46.2 Feet or 14.081 Meters, North to South : 26.5 Feet or 8.077 Meters, Open Space, House Constructed Top Covered with Theru Bonda Midda D.No. 5156-A. East to West : 22 Feet or 7.315 Meters, North to South : 18 Feet or 5.486 Meters, Consists of 122.49 Sq.Yards and in this House 432 Sq.Feet, Door No. 5-156-A, Non RCC. <b>Boundaries : North :</b> B. Mareena House, <b>South :</b> L. Kullayamma House, <b>East :</b> M. Ayyappa Space, <b>West :</b> Road. Within these Boundaries, an extent of 122.49 Sq.Yards.
<b>Demand Notice Date : 16-06-2025</b> <b>Possession Notice Date : 17-11-2025</b>			
10.	1. <b>Boddu Syamala</b> , 1 112, Main Road, Kaikaluru Hanjanavada, Vemavarappadu, Krishna AP, Vemavarappadu, Krishna, Andhra Pradesh - 521343, India. 2. <b>Boddu Paramjiyothi</b> , 1 112, Main Road, Kaikaluru, Hanjanavada, Vemavarappadu, Krishna AP, Vemavarappadu, Krishna, Andhra Pradesh-521343, India. 3. <b>Boddu Syamala</b> , Door No. 23 4, Asst. No. 136, R.S. No. 95, Vemavarappadu G, Kaikaluru Mandal, Eluru Dist. AP, Pin - 521343, Vemavarappadu, Krishna, Andhra Pradesh, India - 521343.	<b>Rs. 451039/- (Rupees Four Lacs Fifty One Thousand Thirty Nine Only) and interest &amp; charges thereon.</b>	<b>Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of Immoveable property, Description of Schedule Property</b> : A total Extent of 160 Sq.Yards, Site of Residential RCC Building together with Structures therein with all rights of Easement in R.S. No. 95 in 160 Sq.Yards of Site Situated at Door No. 2-34, as per document and Door No. 2-34, Assessment No. 136, Vemavarapadu Village, Panchayathi, Kaikaluru Mandal, Kaikaluru Sub Registry, Krishna District, Present Eluru District, being bounded by : <b>Boundaries : East :</b> House belongs to Boddu Yesurathnam, <b>South :</b> Site belongs to Kollur Leyamma, <b>West :</b> Site belongs to Kakerilla Raju, <b>North :</b> CC Road.
<b>Demand Notice Date : 16-06-2025</b> <b>Possession Notice Date : 17-11-2025</b>			

The borrowers in particular and the public general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Nivara Home Finance Limited** for the amount cited and interest costs and other expenses due thereon from the dates mentioned above. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act and the rules framed under which deals with your rights of redemption over the securities.

**Date : 20-11-2025**  
**Place : Andhra Pradesh & Telangana**

Sd/-, Authorised Officer  
**Nivara Home Finance Limited**



**ADITYA BIRLA CAPITAL**  
**ASSET MANAGEMENT**

**Aditya Birla Sun Life AMC Limited (Investment Manager for Aditya Birla Sun Life Mutual Fund); Registered Office:** One World Center, Tower 1, 17th Floor, Jupiter Mills, Senapati Bapat Marg, Elphinstone Road, Mumbai- 400 013; **CIN:** L65991MH1994PLC08081 **Telephone No:** +91 22 4356 8008; **Website:** <https://mutualfund.adityabirlacapital.com>

**POSTAL BALLOT NOTICE AND E-VOTING INFORMATION**

Notice is hereby given pursuant to provisions of Sections 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 (the "Act"), Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India ("ICSI") read with the guidelines prescribed by the Ministry of Corporate Affairs ("MCA") for holding general meetings/conducting postal ballot through e-voting vide various circulars issued by MCA (collectively referred to as "MCA Circulars") and other applicable laws, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), to the Members of Aditya Birla Sun Life AMC Limited (hereinafter referred to as "the Company") to transact the following businesses, by way of voting only through electronic means ("remote e-voting process"):

Description of Resolution(s)	Type of Resolution(s)
Approval for adoption of Aditya Birla Sun Life AMC Limited Employee Stock Option and Performance Stock Unit Scheme 2025	Special Resolution
Approval for extending the benefits of Aditya Birla Sun Life AMC Limited Employee Stock Option and Performance Stock Unit Scheme 2025 to Employees of the Subsidiary Companies of the Company	

In compliance with the applicable provisions, the Postal Ballot Notice along with the Explanatory Statement ("Notice") has been sent via email on Wednesday, November 19, 2025 only to those Members whose name appeared in the Register of Members/ List of Beneficial Owners maintained by the Company/Depositories as on Friday, November 14, 2025 ("cut-off date") and whose e-mail IDs are registered with the Depositories. In accordance with MCA Circulars, the physical copies of the Notice, along with postal ballot forms and pre-paid business envelope, have not been sent to any Member. A person whose name is recorded in the Register of Members / List of Beneficial Owners as on the cut-off date shall only be entitled to cast their vote by remote e-voting. A person who becomes a Member after the cut-off date should treat the said Postal Ballot Notice for information purpose only.

The Company has engaged the services of KFin Technologies Limited ("KFinTech") as the agency to provide remote e-voting facility. The detailed procedure for casting of votes through remote e-voting has been provided in the Notice. Facility to exercise vote through remote e-voting will be available during the following period:

Commencement of Remote e-voting	9.00 A.M. (IST) on Thursday, November 20, 2025
End of Remote e-voting	5.00 P.M. (IST) on Friday, December 19, 2025

The e-voting will not be allowed beyond the aforesaid date and time and the e-voting module shall be disabled by KFinTech upon expiry of the aforesaid period. The Members are requested to provide their assent or dissent through remote e-voting only. Once the vote is casted on the resolutions, the Member will not be allowed to change it subsequently or cast the vote again.

The Postal Ballot Notice is also available on the Company's website at <https://mutualfund.adityabirlacapital.com>, website of Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com), respectively and on the website of KFinTech at <https://evoting.kfintech.com>. Members who do not receive the Notice may download it from the above-mentioned websites.

Members who have not