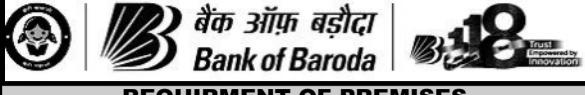


**Niwas Housing Finance Private Limited**  
(Formerly known as Indostar Home Finance Private Limited)  
Regd. Office : Unit No. 305, 3<sup>rd</sup> Floor, Wing 2/E, Corporate Avenue,  
Ander- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093  
CIN : U65990MH2016PTC271587 Tel : +91 22 65202029  
Email : connect@niwashfc.com; Website : www.niwashfc.com



### REQUIREMENT 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.	Huzuragarh - Suryapet Dt	1200-1650 sq.ft
03.	Alwala Cross road - Nalgonda Dt	1000-1430 sq.ft
04.	Annerugudem - Khamman Dt	1000-1430 sq.ft

The intending offeror 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, Karim Manzil, old MLA Quarters Road, Hyderabad, Telangana-500029", or before 03.12.2025. Priority will be given to the premises belonging to Public Sector Units / Govt. Departments. (For details, please log on to tender section of our website 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 per Banks requirement. Banks decision with regard to suitability of the site will be final an binding on bidder.

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

### 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. 3-353/1, Plot no. 6, Suvana plaza, Rampally X road, Nagaram, Kesara mandal, Dist. Medchal-Malkajgiri, Telangana, Pin-500083. 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](http://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

### NIVARA HOME FINANCE LIMITED

Registered Office : No. 22, 23, 24, 25/1013, 3rd Floor, BNR Complex, Sri Rama Layout, Opp. RBI Layout, Ramaiah 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.	Bulla Sitamma, D.No. 21-77, Tadikonda, Guntur, Tadikonda, Guntur, Andhra Pradesh - 522236. 2. Bulla Nageswara Rao, D.No. 21-77, Tadikonda, Guntur, Andhra Pradesh - 522236. 3. Bulla Sitamma, D.No. 330, Door No.87, Block No. 20, Ass. No. 3583, Tadikonda, Grama Panchayath, Tadikonda SRO Tadikonda Sub Dist, Tadikonda, Guntur, Andhra Pradesh - 522236	Rs. 4,48,084/- (Rupees Four Lacs Forty Eight Thousand Eighty Four Rupees Only) and interest & charges thereon.	Schedule A Property :- 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. 3583, 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>Boundaries : East</b> : Site of Bobbili Purushotham, <b>South</b> : Site of Kathari Kanikarani, <b>West</b> : Site of Bula Sivasankar and Bula Kameswara Roa, <b>North</b> : Panchayath Bazaar.
			Possession Notice Date : 13-11-2024

2.	K. T Vijayalakshmi, H.No. 1/48, Manepalli Sri Sathy Sai, Andhra Pradesh, Sirivaram, Anantapur, Andhra Pradesh - 515331, India. 2. P. Jagannath, H.No. 1/48, Manepalli Sri Sathy Sai, Andhra Pradesh, Sirivaram, Anantapur, Andhra Pradesh - 515331, India. 3. K Babu, I/1548, Manepalli Lepakshi, Anantapur, Lepakshi, Anantapur Dist, Andhra Pradesh - 515331. 4. K T Vijayalakshmi, Sy.No. 129/3, Manepalli Gram Polam Panchayat, Lepakshi Mandal, Sri Sathy Sai Dist, Lepakshi, Anantapur Dist, Andhra Pradesh, India - 515331.	Rs. 57,466/- (Rupees Five Lacs Seventy Four Thousand Six Hundred Sixty Six Only) and interest & charges thereon.	Schedule A Property :- 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 294 Sq.Yards, Khattha No. 542, Portion of Property Situated at Sri Sathy 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 Feet or 21.531 Meters.
			Possession Notice Date : 10-07-2025

3.	Kommula Sujatha, Near D.No. 1 120, Near Milk Center, Palapadu Village, Narasaraopet, Guntur, Palapadu, Guntur, Andhra Pradesh - 522603, India. 2. Kommula Jayakara Rao, Near D.No. 1 120, Near Milk Center, Palapadu Village, Narasaraopet, Guntur, Palapadu, Guntur, Andhra Pradesh - 522603, India. 3. Kommula Rajesh, D. No. 1 121, Palapadu Village, Narasaraopet, Mandal, Guntur Dist, Palapadu, Guntur, Andhra Pradesh - 522603. 4. Kommula Sujatha, D. No. 57, Palapadu, Palapadu Grama Panchayati Area, Narasaraopet Mdd, Narasaraopet Rd, Sub D. Guntur, Palapadu, Guntur, Andhra Pradesh, India - 522603.	Rs. 42,6274/- (Rupees Four Lacs Twenty Six Thousand Two Hundred Seventy Four Only) and interest & charges thereon.	Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of immovable property :- 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 : Boundaries : East : Panchayath Road; South : Property belongs to Kommula Balalai; West : Panchayath Road; North : R & B Road.
			Possession Notice Date : 16-06-2025

4.	Korapati Ramya, H. No. - 1/96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 2. Jaladi Kiran , H No. -1/96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 3. Jaladi Mani , H No. 1/96, Malapalli, Pedavegi, Mandalam, Munduru, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 4. Jaladi Balu Yesu, H. No. 1/32/2, Pedavegi, Mandalam, Mundur, Eluru Dt, West Godavari, Andhra Pradesh - 534452. 5. Korapati Ramya, D No. 1-96, R S No 177-1, Munduru Village, Pedavegi, Mandal, Eluru Dt, Janampeta, West Godavari, Andhra Pradesh - 534452.	Rs. 5,85,229/- (Rupees Five Lakh Eighty Five Thousand Two Hundred Twenty Two Hundred Twenty Eight Only) and interest & charges thereon.	Schedule- II Details Of Secured Assets, Mortgaged Immovable Property, Description of immovable property :- 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 : Boundaries : East : Panchayath Road; South : Property of Korapati Vijas, East : Property of Jaladi Srinu, West : Passage. Within the said boundaries an extent of 96 Sq.Yds of Site along with RCC Building with all easement rights.
			Possession Notice Date : 09-05-2025

5.	M Prasanna, # 1 248 Venkatapuram Kondakinda Agraharam, Ananthapuram, Bukkarayamudram, Anantapur, Andhra Pradesh - 515701, India. 2. Chrii Cheta Rupesh Kumar, # 1 248 Venkatapuram Kondakinda Agraharam, Ananthapuram, Bukkarayamudram, Anantapur, Andhra Pradesh - 515701, India. 3. Bandaru Maruthi, 001 S C Colony, Venkatapuram, Bukkarayamudram, Kondakinda Agraharam Ananthapur, K.K. Agraharam, Anantapur, Andhra Pradesh - 515701. 4. M Prasanna, Sy.No. 279, I, D. No. 1/24, K K Agraharam, Gram Polam, Venkatapuram Pan, and Vilg, Bukkarayamudram Mandal, Bukkarayamudram, Anantapur, Andhra Pradesh - 515701.	Rs. 4,24128/- (Rupees Four Lacs Twenty Four Thousand One Hundred Twenty Eight Only) and interest & charges thereon.	Schedule- II Details of Secured Assets, Mortgaged Immovable Property, Description of immovable property, Description of Schedule Property : Property Covered under Document No. 217/2024, Dated 20-03-
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