**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.: -** **Devendra Babu -9700003700/ Kagitha kishore - 9966111777**

**[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** |
| **LNELR0HL-01210015712****BRANCH:**ELURU**BORROWER:**SIVA KUMAR KAMBHAMPATI**CO-BORROWER(S):**BHAVANI SATYA PRIYANKA KAMBHAMPATI | **24/02/2023****Rs. 12,15,575/-** (RUPEES TWELVE LAKH FIFTEEN THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY) AS ON 10/02//2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.9,00,000/-** |
| **RS.90,000/-** |
| **Rs.10,000/-** |

 | **04/03/2025****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. A-1, THIRD FLOOR, VINAYAK TOWERS, DOOR NO. 1-1-141, RS. NO. 125/4, SITE MEASURING 801. SQ.FT. OF PLINTH AREA, COMMON AREA, 17 SQ YARDS OF TWO WHEELER PARKING ALONG WITH EASEMENT RIGHTS CONSTUCTED ON PLOT NO. E-25/26, WEST GODAVARI DIST. JANGAREDDYGUDEM, SUB-REGISTERY, JANGAREDDYGUDEM MANDAL, JANGAREDDYGUDEM VILLAGE, SAI SURYA NAGAR 534447. **FOUR** **BOUNDARIES: -** NORTH: COMMON CORRIDOR, SOUTH : CORRIDOR, EAST: PROPERTY OF FLAT NO.A-2, WEST: CORRIDOR |
| LNELR0HL-06210017628**BRANCH:**ELURU**BORROWER:**YESANNA MUDRABOINA**CO-BORROWER(S):**UMA DEVI GURRAM | **23/05/2023****Rs. 10,27,782/-** (RUPEES TEN LAKH TWENTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY TWO ONLY) AS ON 16/05/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.10,75,000/-** |
| **RS. 1,07,500/-** |
| **Rs.10,000/-** |

 | **04/03/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF PROPERTY BEARING WEST GODAVARI DISTRICT, ELURU SUB-REGISTRY, R.S. NO 116/1, D.NO. 5/9/2, ASSESMENT NO 1588/ CHATAPARRU VILLAGE, ELURU MANDAL, WEST GODAVARI DISTRICT, ANDHRA PRADESH – 534004 HOUSE SITE AND HOUSE MEASURING OF 234-5 SQ YARD ALONG WITH EASESMENT RIGHTS **FOUR BOUNDARIES: -** EAST : 8 FT. WIDTH ROAD 41-0FT, WEST : PROPERTY OF LANKAPALLI NARAYANA 41-0FT, SOUTH: PROPERTY OF NUNNA SYAMBABU56—0FT, NORTH : PROPERTY OF KARUKOTI YESURAJU AND OTHERA 56-0FT |
| LNGJW0HL-11210020242**BRANCH:**GAJUWAKA**BORROWER:**SATTI BABU GORLI**CO-BORROWER(S):**NAGA LAKSHMI GORLI | **26/12/2023****Rs. 5,89,395/-** (RUPEES FIVE LAKH EIGHTY NINE THOUSAND THREE HUNDRED NINTY FIVE ONLY) AS ON 12/12/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.6,60,000/-** |
| **RS. 66,000/-** |
| **Rs.10,000/-** |

 | **04/03/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY OF SITE MEASURING AN EXTENT OF 55.55 SQ. YARDS OR 46.45 SQ MTRS. TOGETHER WITHIN RCC BUILDING PLINTH 460 SQ. OR 42.735 SQ MTRS. OF THE BUILDING D NO. 3-105,OLD ASST NO. 6652, NEW ASST. NO. 1137006959 COVERED BY SY. NO. 140 OF NO. 31 YEREIVARAM VILLAGE AND PANCHYAT YALLAMANCHILLI MANDAL YALLAMANCHILLI SUB REGISTERAR VISEKHAPATANAM DISTRICT ANDHRA PRADESH  **FOUR BOUNDARIES: -** EAST : HOUSE OF PUDI BABURAO, WEST : MUNCIPAL ROAD, NORTH : HOUSE OF GORLI KUTUMBARAO, SOUTH : HOUSE OF TATIKAYALA APPARAO |
| **LNANDLAP-06210017171****BRANCH:**ANDHRA PRADESH - VIZIANAGARAM**BORROWER:**JAGADEESH THAPA**CO-BORROWER(S):**TAKE THAPA | **24/02/2023****Rs. 5,13,631/-** (RUPEES FIVE LAKH THIRTEEN THOUSAND SIX HUNDRED THIRTY ONE ONLY) AS ON 10/02//2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.10,90,000/-** |
| **RS. 1,09,000/-** |
| **Rs.10,000/-** |

 | **04/03/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY HOUSE NO. 4-4-67, WARD 4 BLOCK, RCC SLAB BUILDING, RESIDENCIAL BUILDING IN AN EXTENT 48 SQ. YARDS, TS. NO. 153-2, D.NO. 4-67, ADM 429 SQ. FT., KONDAPALEM, GARIVIDI, MANDALAM, VIZAIANAGARAM -535101 **FOUR** **BOUNDARIES: -** NORTH: C.C ROAD, SOUTH : A HOUSE OF MANCHU SURYARAO, EAST: A HOUSE OF BOTHSA RAMULU, WEST: A HOUSE OF KELLA SURYARAO |
| **LNKKN0HL-07190011009****BRANCH:**KAKINADA**BORROWER:** KANNAYYA BHARTALA**CO-BORROWER(S):** JYOTHI BHARATALA | **11/03/2022****Rs. 6,35,874/-** (RUPEES SIX LAKH THIRTY FIVE THOUSAND EIGHT HUNDRED SEVENTY FOUR ONLY) AS ON 27/01//2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.6,10,000/-** |
| **RS. 61,000/-** |
| **Rs.10,000/-** |

 | **04/03/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -**  NEAR D.NO. 4-100 SARPAVARAM VILLAGE AND GRAM PANCHAYATH, KAKINADA RURAL MANDAL, E.G.DIST. INDIA ANDHRA PRADESH EAST GODAVARI 533005.**FOUR** **BOUNDARIES: -** NORTH: 27 FT – SITE OFPULLA LAKSHMI, SOUTH : 21 FT - ROAD, EAST: 14 FT 6IN – PANCHAYATH ROAD, WEST: 14 FT 6IN – SITE OF PULLA RAMU2 |
| **LNGUN0HL-03210016273****BRANCH:**GUNTUR-ARUNDELPET**BORROWER:**LAKSHMI KONANKI**CO-BORROWER(S):**YEDUKONDALU KONANKI | **14/06/2024****Rs. 8,07,258/-** (RUPEES EIGHT LAKH SEVEN THOUSAND TWO HUNDRED FIFTY EIGHT ONLY) AS ON 13/06//2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.7,20,000/-** |
| **RS. 72,000/-** |
| **Rs.10,000/-** |

 | **04/03/2025****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 D.NO. -43 -1A, BEARING DOOR NO-2-72/A AN EXTENT OF 108-9 SQ YDS.M OF SITE WITH R.C.C HOUSE, SITUATED AT KROSUR AMNDAL, BAYYAVAREAM GRAMA PANCHAYATH, BHAYYAVARAM, VILLAGE, GUNTUR DISTRICT **FOUR** **BOUNDARIES: -** NORTH: GALLI BAZAAR, 70 LINKA, SOUTH : HOUSE OF CHENNAVARAPU RAMAIAH 70 LINKS, EAST: 6 FEET WIDE PASSAGE WAY TO SIVALAYAM, 33 LINKS, WEST: GALLI BAZAAR, 31 LINKA |
| **LNBHILAP-09230035957****BRANCH:**BHIMAVARAM**BORROWER:**VENKAT KOWRU (BORROWER)**CO-BORROWER(S):**KOWRU JYOTHI (CO-BORROWER) | **18/10/2024**Rs. 5,16,730/- (RUPEES FIVE LAKH SIXTEEN THOUSAND SEVEN HUNDRED THIRTY ONLY) AS ON 14/10//2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.9,50,000/-** |
| **RS. 95,000/-** |
| **Rs.10,000/-** |

 | **19/03/2025****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED IN D. NO. 5-11/2. SY. NO. 146/9, SEESALI VILLAGE, SEESALI GRAM PANCHAYAT KALLA MANDAL, WEST GODAVARI DISTRICT - 534237. WHICH IS BOUNDED AS UNDER\_ EAST: R & B ROAD, WEST: SITE BELONGS TO I. BRAHMARAJU, NORTH : SITE BELONGS TO K . NAGARAJU, SOUTH: SITE BELONGS TO G.VENKATA RAJU** |

**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, Devendra Babu -9700003700/ Kagitha kishore - 9966111777**

**\*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: Andhra Pradesh**  **Authorised Officer**

**Date: Niwas Housing Finance Private Limited.**