**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.: -** **Piyush Patel - 9925111077**

**[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** |
| LNSUR0HL-07210017507**BRANCH:**SURAT ADAJAN **BORROWER:**RANJEET SINGH LAUR**CO-BORROWER(S):**SONI DEVIBHOLA SINGH | 20/04/2023**Rs. 5,31,526/-**(RUPEES FIVE LAKH THIRTY ONE LAKH FIVE HUNDRED TWENTY SIX ONLY) AS ON 11/04/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.5,70,000/-** |
| **RS. 57,000/-** |
| **Rs.10,000/-** |

 | **30/12/2024****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PLOT NO. 107, AS PER K.J.P. ADM. 41.36 SQ. MTR, AS PER SITE ADM. 41.25 SQ. MTR, i.e. 49.33 SQ. YARDS, TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE ADMEASURING 26.21 SQ. MTR, IN ROADS & C.O.P., IN ""PRATHAM RESIDENCY"", SITUATED ON THE LAND BEARING SURVEY NO. 197, OLD BLOCK NO. 215, NEW BLOCK NO. 231 ADM. 17825 SQ. MTRS, OF VILLAGE HALDHARU TALUKA KAMREJ, DIST. SURAT, PROPERTY OWNED BY SONI DEVI RANJIT SINH LAUR & RANJIT SINHKRUPAL SINH LAUR WHICH IS BOUNDED AS UNDER\_ EAST: SOCIETY ROAD, WEST: PLOT NO. 38, NORTH: PLOT NO. 108, SOUTH: PLOT NO. 106 |
| **LNSUR0HL-02180000523, LNSUR0HL-02180000537****BRANCH:**SURAT RANDER **BORROWER:**JAGDISHBHAI DANTANI**CO-BORROWER(S):**CHANDRIKABEN JAGDISHBHAI DANTANI, | **2/11/2021****Rs. 912267/-**(RUPEES NINE LAKH TWELVE THOUSAND TWO HUNDRED SIXTY SEVEN ONLY) AS ON 19/10/2021 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS.4,00,000/-** |
| **RS. 40,000/-** |
| **Rs.10,000/-** |

 | **30/12/2024****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** PLOT NO. 455, SAI ANGAN RESIDENCY, NR. ANMOL RESIDENCY, JOLVA PALSANA ROAD, NR. JOLVA GRAM PANCHAYAT, AREA : JOLVA, JOLVA, CITY : SURAT - 394310, TAL : PALSANA, DIST. : SURAT, STATE : GUJARAT.NORTH: - PLOT NO. 456, SOUTH: - PLOT NO. 454 ,EAST: - SOCIETY ROAD, WEST: - OTHER PROPERTY |
| LNSUR0HL-10190011954**BRANCH:**SURAT ADAJAN**BORROWER:**SURENDRA PRASAD YADAV**CO-BORROWER(S):**SEEMA SURENDRA PRASAD YADAV | 29/10/2022**Rs. 9,41,388/- (Rupees Nine Lakh Fourty One Thousand Three Hundred Eighty Eight Only )** AS ON 17/10/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 6,50,000/-** |
| **RS. 65,000/-** |
| **Rs.10,000/-** |

 | **30/12/2024****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** PLOT NO.293, SIDDHI VINAYAK RESIDENCY, R.S. NO.98, BLOCK NO.126, BESIDE SAI KUTIR, RESIDENCY, NEAR DHARMANANDAN RESIDENCY, CANAL ROAD, KADODARA – BARDOLI ROAD, BAGUMARA TALUKA. PALSANA, DISTRICT. SURAT, GUJARAT – 394 310. NORTH – PLOT NO. 292, SOUTH – PLOT NO. 294, EAST – SOCIETY INTERNAL ROAD, WEST – BLOCK NO.125 |
| LNSUR0HL-10210019212**BRANCH:**SURAT RANDER**BORROWER:**PRADEEP RAWAT (BORROWER)**CO-BORROWER(S):**GEETA RAWAT (CO-BORROWER) | 17/04/2024**Rs. 4,70,641/- (Four Lakh Seventy Thousand Six Hundred Fourty One Only )** AS ON 16/04/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 4,00,000/-** |
| **RS. 40,000/-** |
| **Rs.10,000/-** |

 | **20/01/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCE OF PROPERTY BEARING FLAT NO. B/404, 4TH FLOOR OF RAJ VILLA, NEAR VIRAJ COMPLEX, PALI GAM ROAD, MOJE, SACHIN, TALUKA – CHORYASI. DIST – SURAT, GUJARAT – 394230. WHICH IS BOUNDED AS UNDER\_NORTH: BUILDING NO.A, EAST : ENTRY PASSAGE, WEST : OPEN TO SKY, SOUTH : FLAT NO.B/403 |
| LNSRD0HL-04230030955**BRANCH:**SURENDRANAGAR**BORROWER:**KIRTIBHAI MAKVANA**CO-BORROWER(S):**MOHANBHAI MAKVANA | 12/02/2024**Rs. 7,37,260/- (Four Seven Lakh Thirty Seven Thousand Two Hundred Sixty Only )** AS ON 10/02/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 9,70,000/-** |
| **RS. 97,000/-** |
| **Rs.10,000/-** |

 | **20/01/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF RESIDENTIAL PLOT WITH LAND ADMEASURING AREA 226 SQ MTRS BEARING BARANIYA GRAM PANCHAYAT AKARNI PATRAK ANUKRAM NO 692 (OLD ANUKRAN NO 691) AND MALIKIYAT NO. 628 /1 PAIKI SOUTHERN SIDE SITUATED AT GAMTAL LAND OF VILLAGE BARANIYA, TALUK RANPUR ,DISTRICT BOTAD WITHIN THE LIMITS OF GRAM PANCHAYAT BARANIYA.BUILDING BEING BOUNDED ON BOUNDARIES AND MEASURMENTS:- ON THE NORTH BY: THIS SIDE REMAINIGNLAND OF MAKVANA YUVRAJ BHAI MOHAN BHAI , WEST BY: THIS SIDE HOUSE OF PRAVIN BHAIGOPALBHAI , EAST BY: THIS SIDE BAZAR SOUTH BY: THIS SIDE HOUSE OF PARESH BHAI |
| **LNVERLAP-05220024938****BRANCH:**VERAVAL**BORROWER:**HARDIK DHANESHBHAI CHUDASAMA (BORROWER)**CO-BORROWER(S):**DHANESHBHAI TAPUBHAI CHUDASAMA (CO-BORROWER), SAVITABEN DHANESHBHAI CHUDASAMA (CO-BORROWER) | 21/08/2024**Rs. 5,23,045/- (RUPEES FIVE LAKH TWENTY THREE THOUSAND FOURTY FIVE ONLY)** AS ON 20/08/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 7,55,000/-** |
| **RS. 75,500/-** |
| **Rs.10,000/-** |

 | **20/01/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF THE PROPERTY RESIDENTIAL HOUSE CONSTRUCTED ON THE GAMTAL LAND OF PLOT NO - 64/PAIKE LAND ADMEASURING 83-61-30 SQ. MTS. AS PER SR. NO. 779 OF VILLAGE FORM NO - 2 OF CHITRAVAD VILLAGE, TAL - TALALA, DISTRICT - GIR-SOMNATH, GUJARAT - 362150 WHICH IS BOUNDED AS UNDER\_ EAST: ADJ. 20-00 FT. WIDE ROAD THEN PLOT NO - 63, WEST: ADJ. PROPERTY OF PLOT NO - 65 OF LILABEN PRAVINBHAI GHERVADA, NORTH : ADJ. PROPERTY OF PLOT NO - 51 OF BHANJI GOVIND BHARDA, SOUTH: ADJ. PROPERTY OF PLOT NO - 64/PAIKE OF SANTOKBEN BHIKHABHAI VADHER |
| **LNMRB0HL-01220021388****BRANCH:**MORBI**BORROWER:**PULAKESH BERA **CO-BORROWER(S):**KALPANA BERA | 12/03/2024**Rs. 6,02,505/- (Rupees Six Lakh Two Thousand Five Hundred Five Only)** AS ON 10/03/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT |

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| **RS. 6,80,000/-** |
| **RS. 68,000/-** |
| **Rs.10,000/-** |

 | **20/01/2025****Time:****10.30 AM to****11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: -** ALL THAT PIECE AND PARCEL OF PROPERTY SITUATED AT ONE RESIDENTIAL HOUSE NO. 05, TOTALLY GROUND FLOOR BUILT UP AREA ADMEASURING 37-11 SQ. MTRS, CONSTRUCTED ON PLOT NO. 58 PAIKY OPEN LAND ADMEASURING 46-46 SQ. MTRS OF NA. LAND REVENUE S. NO. 133 PAIKY 1, CONVERETED INTO RESISDENTIAL USE. ITS N.A LAND KNOWN AS DHARM MANGAL SOCIETY, SITUATED AT VILLAGE - MAKANSAR, TAL & DIS- MORBI WHICH IS BOUNDED AS UNDER\_ **NORTH** : ADJ. HOUSE NO.6, **SOUTH**: ADJ. HOUSE NO. 4, **EAST** : N.A LAND ROAD AND MAIN DOOR OF HIS HOUSE, **WEST**: N.A PLOT NO. 63 LAND. |

**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, Piyush Patel - 9925111077**

**\*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: Gujarat**  **Authorised Officer**

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