**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**](mailto:connect@niwashfc.com) **CIN Number: - U65990MH2016PTC271587**

**Contact No.: -** **P. Emmanuel Sam - 9894856055**

**[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: -

|  |  |  |  |
| --- | --- | --- | --- |
| **Borrower(s) Details** | **Date & Amount of 13(2) Demand Notice** | **Reserve Price** | **Date & Time of e-Auction** |
| **EMD** |
| **Bid Increase Amount** |
| **LNTUT0HL-01220021846**  **BRANCH:**  TUTICORIN  **BORROWER:**  KARTHIKA .  **CO-BORROWER(S):**  RAGAVAN NARAYANAN | **14/07/2023**  **Rs. 14,79,548/-** (RUPEES FOURTEEN LAKH SEVENTY NINE THOUSAND FIVE HUNDRED FOURTY EIGHT ONLY) AS ON 12/07//2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | |  | | --- | | **RS.10,25,000/-** | | **RS. 1,02,500/-** | | **Rs.10,000/-** | | **17/01/2025**  **Time:**  **10.30 AM to**  **11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY SITUATED WITHIN THE PALAYAMKOTTAI REGISTRATION DISTRICT, NAZARETH SUB REGISTRAR SARAGAM NAZARETH SELCTION GRADE TOWN PANCHAYAT OLD WARD NO.12 NEW WARD NO. 4, MANI NAGAR, OLD DOOR NO. 19B , NEW DOOR NO. 107 , NAZARETH VILLAGE AYAN PUNJA, SURVEY NO. 83/2 C4 A2, 1A CRE 65 CENTS SOUTHERN SITDE 82 CENTS REDUCED IN WHITH NORTHERN SIDE EAST SIDE REDUCED 32 CENTS IN WHICH WESTERN SIDE 12 CENTS IN WHICH WESTERN COMMON PATHWAY REDUCED 3CENTS IN WHICH EAST SIDE 9 CENTS SOUTH SIDE 3 CENTS SUB DIVISION SURVEY NO. 351 /20.0.01.0 HECTARES LAND MEASURING 1317.69 SQ FT OR 122.417 SQ. MTRS IS A LAND BOUNDED AS UNDER\_ EAST: LAND BELONGS TO MR. THOOTHAN NADAR, WEST: COMMON PATHWAY SOUTH NORTH, NORTH : LAND BELONGS TO MR. PERIYASAMY NADAR, SOUTH : COMMON PATHWAY EAST WEST AND COMMON WELL.** | | | |
| **LNMAD0HL-12190012644**  **BRANCH:**  MADURAI  **BORROWER:**  PERIYA MUNEESWARAN  **CO-BORROWER(S):**  RAJALAKSHMI NAGARAJ (CO-BORROWER)  2.NAGARAJAN M (CO-BORROWER) | **10/05/2024**  **Rs. 5,37,563/-** (RUPEES FIVE LAKH THIRTY SEVEN THOUSAND FIVE HUNDRED SIXTY THREE ONLY )AS ON 09/05//2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | |  | | --- | | **RS.7,40,000/-** | | **RS. 74,000/-** | | **Rs.10,000/-** | | **17/01/2025**  **Time:**  **10.30 AM to**  **11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING HOUSE PLOT NO. 47, TO AN EXTENT OF 1446.25 SQ. FT. IS EQUAL TO 134.359 SQ. MTR, AND IN AND OUT OF THE LARGER EXTENT OF 1 ACR 91 CENTS, COMPRISED IN SURVEY NO. 139/7, AND TO AN EXTENT OF 8 CENTS, COMPRISED IN SURVEY NO. 139/8, BEARING OLD PATTA NO. 333, NEW PATTA NO. 2551, PRESENTLY AS PER SUBDIVISION PATTA NO. 3504, WERE CLUBBED AND TO THE TOTAL EXTENT OF 1 ACR 99 CENTSHAVE DEVELOPED IN TO HOUSE PLOT, MORE PARTICULARLY THE PRESENT HOUSE PLOT FALLS UNDER THE SURVEY NO. 139/7, PRESENTLY SUB DIVISION SURVEY NO. 139/7B1A1, SITUATED AT BALAVANATHAM VILLAGE, ARUPUKOTTAI UNION, BALAVANATHAM VILLAGE PANCHAYATH, JOINT I VIRUDHUNAGAR SUB REGISTRATION DIST. ARUPUKOTTAI TALUK, VIRUDHUNAGAR REGISTRATION DIST. AND WHICH IS BOUNDED AS UNDER\_ EAST: HOUSE PLOT NO. 48 BELONGS TO ROJA, WEST: 18 FEET WIDE SOUTH-NORTH COMMON PATH-WAY, NORTH: 18 FEET WIDE EAST-WEST COMMON PATH-WAY, SOUTH: SITE BELONGS TO SURVEY NO. 138/1** | | | |
| **LNCOI0HL-05230032455**  **BRANCH:**  COIMBATORE  **BORROWER:**  GANESH P (BORROWER)  **CO-BORROWER(S):**  POONGODI M (CO-BORROWER) | **14/06/2024**  **Rs. 10,79,086/-** (RUPEES TEN LAKH SEVENTY NINE THOUSAND EIGHTY SIX ONLY )AS ON 13/06/2024 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | |  | | --- | | **RS.8,00,000/-** | | **RS. 80,000/-** | | **Rs.10,000/-** | | **17/01/2025**  **Time:**  **10.30 AM to**  **11.30 AM with unlimited extension of 5 minutes** |
| **PROPERTY BEARING: - ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING S. F. NO. - 655 AN EXTENT OF 10.45 ACRES, OF LAND WERE CONVERTED INTO A LAYOUT AND GOT AN APPROVAL NO - 1061/1996/A5 AND NAMED AS "SHRI SABARI NAGAR", IN PLOT NO - 225 WITH AN EXTENT OF 1398 SQ. FT. VELLAMADAI VILLAGE AND PANCHAYAT, TALUK - ANNUR, DISTRICT - COIMBATORE - 641019 WHICH IS BOUNDED AS UNDER\_EAST: 25 FEET NORTH - SOUTH LAYOUT ROAD, WEST: PLOT NO - 226, NORTH: 23 FEET EAST - WEST LAYOUT ROAD, SOUTH: PLOT NO - 226** | | | |

**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**](mailto:care@inventon.net) **or** [**manoj.das@inventon.net**](mailto:manoj.das@inventon.net) **or**

**the Authorized Officer of NHFPL, P. Emmanuel Sam - 9894856055**

**\*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: Tamil Nadu**  **Authorised Officer**

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