

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.: - Mr. Abhay Pande - 9823199007/Abhishek Pokharkar - 9139131231



[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, Credresolution India pvt Ltd i.e. credauction.com 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 EMD Bid Increase Amount	Date & Time of e-Auction
LNNAG0HL-10230036904 BRANCH: NAGPUR BORROWER: ARUN RAMCHAND BAGADE CO-BORROWER(S): HOMESHWARI ARUN BAGADE	13/12/2024 Rs. 14,38,105/- (RUPEES FOURTEEN LAKH THIRTY EIGHT THOUSAND ONE HUNDRED FIVE ONLY) AS ON 10-Dec-2024. ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT	RS.12,50,000/- RS.1,25,000/- Rs.10,000/-	09-01-2026 Time: 10.30 AM to 11.30 AM with unlimited extension of 5 minutes

PROPERTY BEARING:- ALL THAT PIECE AND PARCEL OF LAND BEARING PLOT NO. 38 HALF PORTION TOWARDS NORTHERN SIDE ADM. 75 SQ. MT. EUT OF KH. NO. 135/4, P.H. NO. 71. MOUZA: SHIRUL WITHIN THE LIMIT OF GRAM PANCHAYAT SHIRUL TAH. HINGNA & DIST. NAGPUR. ON THE EAST : PLOT NO. 36 AND 40, ON THE WEST: 6.00 MT ROAD, ON THE NORTH : PLOT NO. 39, ON THE SOUTH: REMAINING PORTION OF PLOT NO. 38

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, Credauction.com, 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

Credresolution India pvt Ltd,

through Tel. No.: +91 9137100020 & 9819167197 E-mail ID: balram@credsolv.com or amit@credsolv.com ,

the Authorized Officer of NHFPL, Mr. Abhay Pande - 9823199007/ Abhishek Pokharkar - 9139131231

*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: Nagpur

Date : 06.12.2025

Sd/- Authorised Officer
Niwas Housing Finance Private Limited