

# 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



## APPENDIX IV - A

### PROPERTY FOR SALE UNDER THE PROVISIONS OF SARFAESI ACT, 2002, THROUGH PRIVATE TREATY

Whereas the Authorised Officer, **Niwas Housing Finance Private Limited (NHFPL)** has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the property ("the Secured Asset") given below. The Authorized Officer had already conducted multiple public auctions for selling the schedule Secured Asset, but they turned out to be unsuccessful as no bid was received for below mentioned Secured Asset. Now, the Authorised Officer has received offer of Sale from some of interested party against the said Secured Asset. Thus, the Authorised Officer is hereby giving the Notice to Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price EMD Bid Increase Amount	Date & Time of e-Auction
<b>LNNAG0HL-08240047090</b> <b>BRANCH: NAGPUR</b> <b>BORROWER:</b> SREEDHAR MUKUNDRAO PAIDI <b>CO-BORROWER(S):</b> MRS. ROMA SREEDHAR PAIDI	17/06/2025 RS. 28,63,089/- (RUPEES TWENTYEIGHT LAKH SIXTYTHREE THOUSAND EIGHTYNINE ONLY) ON 15-JUN-2025. ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT	Rs.26,00,000/- Rs.2,60,000/- Rs.10,000/-	30/12/2025 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 PLOT NO.71 ADM 92.90 SQ.MT IN THE LAYOUT OF TIWARI OUT OF KH.NO.17/1/1 AND 17/1/2 OF MOUZA: DABHA, P.H. NO. 7, CTS NO.269, SHEET NO. 241/48, HOUSE NO.759/B/71, WARD NO.68 WITHIN LIMITS OF NAGPUR MUNICIPAL CORPORATION TAH AND DIST NAGPUR THE FOLLOWING BOUNDARIES ARE EAST- ROAD, WEST - OTHRES LAYOUT, NORTH- OPEN LAND, SOUTH-PLOT NO.70**

The Authorised officer will hold auction for sale of the Secured Asset on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**AS IS WHAT IS CONDITION**" and "**WITHOUT RECOURSE BASIS**". NHFPL is not responsible for any liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject the offer without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor.

Prospective Purchaser is requested to submit application to the NHFPL in prescribed format to purchase the property along with Earnest Money Deposit (EMD) @ 10% of offer Price with the required documents. Offer amount should be not less than the reserve price mentioned above. On the acceptance of offer of proposed buyer, he/she is required to deposit 100% of reserve price on 30.12.2025.

The schedule property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues as there might be certain dues on the schedule property hence the purchaser should make their own discreet independent inquiries and should verify and satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrances, lien, charge, statutory dues etc over the schedule property before submitting their bids. The purchaser has to bear all stamp duties/additional stamp duties, registration fee, transfer charges and all the statutory/ non- statutory dues, taxes, rates, assessment charges, fee and also other expenses, taxes, duties in respect of purchase of the property, owing to anybody.

Bidders are advised to go through the NHFPL website <https://www.niwashfc.com/Auction-Notices>.

for detailed Terms and Conditions, before submitting their bids. Standard terms & conditions for sale of property through Private Treaty are uploaded on [credauction.com](http://credauction.com)

The aforesaid Borrowers/Co-Borrowers/ Guarantors are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring any prospective better buyer higher than the reserve price. The Borrowers/Co-Borrowers/ Guarantor's attention is also invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the outstanding dues together with all costs, charges and expenses incurred by the Finance before date fixed for sale of secured Asset.

For further details, contact **Mr. Abhay Pande - 9823199007 Authorised Officer of Niwas Housing Finance Private Limited (NHFPL).**

Place: Nagpur  
Date : 20.12.2025

For Niwas Housing Finance Private Limited  
sd/- Authorised Officer