

NIVARA HOME FINANCE LIMITED

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 / Co-Borrower/ Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of NIVARA HOME FINANCE LIMITED the same shall be referred herein after as NIVARA HOME FINANCE LIMITED. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Account No. and Name of borrower, co- borrower, Mortgagees	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession and amount as on (Date)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
HOME LOAN ACCOUNT - NHCPIMPR0002169 TOP-UP LOAN ACCOUNT - NTPPIMPR0004551 1.DNYANESHWAR BALAJI MOTE. 2.PRITI DNYANESHWAR MOTE 3.SHANKAR BALASAHEEB BANSODE 4.AJAY LIMBRAJ KSHIRSAGAR	DEMAND NOTICE U/S 13(2) DATE - 10.05.2022. AMOUNT NHCPIMPR0002169- Rs.4,41,720 /- NTPPIMPR0004551- Rs.1,76,903/- PHYSICAL POSSESSION DATE- 24.08.2023 AMOUNT on possession date- NTPPIMPR0004551- Rs.235917/-(Rs-Two lakh thirty five thousand nine hundred And seventeen only), NHCPIMPR0002169- Rs.616,075.00/-(Rs-Six lakh sixteen thousand seventy five only).	All that piece and parcel of Land area admeasuring 500sq.ft & build up area admeasuring 371sq.ft on plot no.27C, Gat.no.169, mouje shirgaon, Tal - maval, pune- 410506 within the city/village limits of shirgaon registration sub-district pune and district pune and bounded on : East By : by property of Mr.kashyap West By : By under construction property of Mr.vichkule North By : By open plot South By : By road	Reserve Price- Rs.617070/- EMD- Rs.61707/- Bid Increment- Rs.5000/-	On 25/02/2026 From 11:00 am to 1:00 PM. (with unlimited extension of 5 min each).

All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.nivarahousing.com>

For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma Contact number: 8000023297/ 079-35022182. email id : ramprasad@aucitontiger.net

For further details on terms and conditions please visit <https://sarfaesi.auctiontiger.net> & <https://www.nivarahousing.com> to take part in e-auction.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002.

Sd/-

Date: 04.02.2026

Authorized Officer

Place: Bangalore

NIVARA HOME FINANCE LIMITED

Registered Office

Nivara Home Finance Ltd., No 22,23,24,25/101/3,3rd Floor, BNR Complex, Sri Rama Layout, Opp. RBI Layout,7th Phase, J.P. Nagar, Bangalore - 560 078 | CIN: U65922KA2014PLC077547