

Registered/ Corporate/Branch Office: -

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Whereas the Authorized Officer of Nivara Home Finance Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 15 days from the date of the said notice.

The following Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period. Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower(s) that the authorized officer has taken over possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of Rs. 842942/- (Rupees Eight lakh Forty Two Thousand Nine Hundred Forty Two only) outstanding as on 11.08.2023 due to Nivara Home Finance Ltd., (Secured Creditor) with further Interest and additional/Penal, due to Nivara Home Finance Ltd under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

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

Name of borrower, co-borrower & Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession, Publication Date of Possession Notice	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
MR. Manjunath M D MRS. Ganga Rudramma MRS. Hanumantharayappa MR.MT Venkatachalapathi Loan ID NHCNBAVI0000241	Outstanding Amount As on 11.08.2023 Rs 842942/- 13(2) Demand Notice Date :19.08.2023 Physical Possession Date: 27.01.2024 Sale Notice Publication Date: 12.02.2026	Mortgaged immovable property All that piece and parcel of Land area admeasuring 1500 sq.ft & build up area Property bearing Site No.4, Khata No.1, New No.44/7, Old No.44/2, Bettahalli Village, Dasanapura Hobli, Bangalore North Taluk-562126 East by - Road West by - Site belongs to Puttarudraiah North by - House belongs to Venkataramanappa South by - Site belongs to Chandrashekar Measuring East to West 50ft, and North to South 30ft, Totally measuring 1500sq.ft	Reserve Price: - Rs.20,00,000/-(Rupees Twenty Lakhs Only) EMD: - Rs. 2,00,000/- (Rupees Two Lakhs Only) Bid Incremental Amount: - Rs. 20,000/-	On 03/03/2026 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.

Sd/-

Date: 12.02.2026

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
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