

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 30 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.13,71,839/- (THIRTEEN LAKH SEVENTY ONE THOUSAND EIGHT HUNDRED THIRTY NINE RUPEES ONLY ) outstanding as on 14.03.2022 due to the Nivara Home Finance Ltd., (Secured Creditor) with further Interest and additional/Penal, due to the 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
Loan Account No. NHCPIMPR0000267 Mr Balasaheb Sudam Tupe Mrs.Vaishali Balasaheb Tupe Mr.LaxmanSuryabhavan Ghuge	Outstanding Amount As on 14.03.2022 Rs 13,71,839/- 13(2) Demand Notice Date :17.03.2022 Physical Possession Date: 10.09.2025 Sale Notice of This Gat no. Publication Date: 12.02.2026	<b>Mortgaged immovable property</b> All that piece and parcel of bearing Property Bearing No S Gat No.181, Sai Nagar Tupe Vasti, Urali Kanchan, Dist Pune, HAVELI, Urulikanchan, Maharashtra, India - 412202  and Bounded on: East by : By Property of Bhimrao Londhe out of This Gat no. West by : By property of Pangarkar North by : By Property of Gat No.180 South : Internal Road for commuting  Totally measuring Sqft. Plot Area = 1000Sqft. Builtup Area 657 Sqft. (porch)	Reserve Price: Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) EMD: - Rs. 1,75,000/- (Rupees One Lakhs Seventy Five Thousand Only) Bid Incremental Amount: - Rs. 10,000/-	-On 25/03/2026 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.

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

*Sd/-*

Date: 12.02.2026

Place: Bangalore

Authorized Officer  
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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