

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules"). Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor, Plot No. 15, Institutional Area, Sector 44 Gurugram-122003, Haryana, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :22/07/2024 And Rs. 927361.62/- (Rupees Nine Lakh Twenty Seven Thousand Three Hundred Sixty One & Sixty Two Paise Only)	Date and Type of Possession : 22/03/2025 Physical	Reserve Price : Rs.520000/- (Rupees Five Lakh Twenty Thousand Only)	Date and Time of Inspection of the property : 14-07-2025
Sangeeta Ajay Rajguru & Legal Heirs Of Late Ajay Jagannath Rajguru number/AP number: HL2000004932/AP-0449849	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.52000/- (Rupees Fifty Two Thousand Only)	EMD Deposition Last Date : 15-07-2025
				Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearing G.P. Bhaurad, Property No.231, Measuring About 76.67 Sq Mtr (825 Sq Fts) Of Mauje Bhaurad Situated Within The Limit Of G P Bhaurad Tq & Dist Akola Bounded as under:- East- Land Of Sindhutai Wankhade, West- Land Of Prabha Patil, North- Road, South- Galli

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of India Shelter Finance Corporation Limited.

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :10/09/2019 And Rs. 737407.73/- (Rupees Seven Lakh Thirty Seven Thousand Four Hundred Seven & Seventy Three Paise Only)	Date and Type of Possession : 20/07/2023 Physical	Reserve Price : Rs.686700/- (Rupees Six Lakh Eighty Six Thousand Seven Hundred Only)	Date and Time of Inspection of the property : 14-07-2025
Yogita Maisane, Vilas Maisane, Dilip Maisane & Vaishali Maisane number/AP number: HL2100000499/AP-0337324	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.68670/- (Rupees Sixty Eight Thousand and Six Hundred Seventy Only)	EMD Deposition Last Date : 15-07-2025
				Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearing plot No. 4 Adm About 150 Sq Mtr Out Of Field Gat No.115/2 Of Mauje Paras Converted To Residential Use As Per Order Of Sdo Balapur Vide R.c.no.nap-34/Paras/18/2006-07 Of Dt 28/11/2007 Within The Limit Of G P Paras Tq Balapur Dist Akola Bounded As: East: Plot No.2, West: Road, North: Plot No.3, South: Road

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of India Shelter Finance Corporation Limited.

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount :17/08/2022 And Rs. 783173.47/- (Rupees Seven Lakh Eighty Three Thousand One Hundred Seventy Three and Fourty Seven Paise Only)	Date and Type of Possession : 21/03/2024 Physical	Reserve Price : Rs.526500/- (Rupees Five Lakh Twenty Six Thousand Five Hundred Only)	Date and Time of Inspection of the property : 14-07-2025
Meerabai Ramesh Manatkar, Ramesh Manatkar, Durga Manatkar & Anil Manatkar number/AP number: HL2000004322/AP-0394309	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.52650/- (Rupees Fifty Two Thousand and Six Hundred Fifty Only)	EMD Deposition Last Date : 15-07-2025
				Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All Piece and Parcel Property Bearing Duplex No.1 Having Built-Up Area About 51.56 Sq. Mtrs. Along With Undivided Share Of Land Measuring About 48.47 Sq Mtrs. Constructed On Plot No. 5 Total , Measuring About 150 Sq. Mtrs .Out Of F.S. No. 99/3 Of Mauje Akola, Situated Within The Limit Of G.P. Bhaurad Tq. Dist. Akola, Bounded as under:- East : Duplex No. 2, West : Plot No. 4, North : Layout Road, South : Duplex No. 4

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of India Shelter Finance Corporation Limited.

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 19/07/2021 And Rs. 384159.96/- (Rupees Three Lakh Eighty Four Thousand One Hundred Fifty Nine & Ninety Six Only)	Date and Type of Possession : 30/12/2024 Physical	Reserve Price : Rs.650000/- (Rupees Six Lakh Fifty Thousand Only)	Date and Time of Inspection of the property : 14-07-2025
Seema Wankhade, Bhimrao Wankhade & Talbai Wankhade number/AP number: HL2000005368/AP-0487775	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs.65000/- (Rupees Sixty Five Thousand Only)	EMD Deposition Last Date : 15-07-2025
				Date of Auction: 16-07-2025

Description of the Immovable Property/ Secured Asset: All That Piece And Parcel Of Property Bearing G P Property No.530/2, Adm About 128 Sq Mtr, (1386 Sq Ft) Of Mauje Chandur Situated Within Gaothan Limit Of G P Chandur Tq & Dist Akola 444001 Boundaries East- House Of Bharat Wankhade, West- House Of Raju Surwade, North- House Of Tarabai, South- Agr Land Of Mahore

Place of EMD Deposition /Place of Auction: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra

Mode Of Payment :- All payment shall be made by demand draft in favour of India Shelter Finance Corporation Limited.

For detailed terms and condition of the sale, please refer to the Secured Creditor's website www.indiashelter.in or contact Prakash Tandulkar 7447426676 Authorized Officer.