

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.

Date and Time of Inspection of the property 01.09.2026		EMD Deposition Last Date : 02.09.2026	Date and Time of Auction : 03.09.2026	
A/C / AP No. And Name of Borrower(s) /Co-Borrower (s) / Guarantor(s)	Demand Notice u/s 13(2) Date and Amount	Description of the Immovable Property/ Secured Asset	Date and Type of Possession	Reserve Price
MR./ MRS. MANISHA NANAJI SURTIKAR, MR./ MRS. MANISH NANAJI SURTIKAR & MR./ MRS. PRAVIN MEGHNATH RAHULGADE (Gurantee) Loan Account number/AP number: LACNCLLONS0000005060845 /AP-10141937	13.04.2026 Rs. 1525869/- (Rupees Fifteen Lakh Twenty Five Thousand Eight Hundred Sixty Nine Only) as of 10.04.2026	All Piece And Parcel Of Flat No.F-1 Adm Area 71.25 Sq Mtr, On Ground Floor At Anushri Apartment, Plot No.16, Survey No.325/A, 325/B, PH No.11, Mauza-Urjanagar, Near Shri Ayyappa Swami Temple, Tah & Dist. Chandrapur MH 442401 BOUNDARY:- East-Part Of Survey No.325/C, West-9 Mtr Layout Road, North-Parking, South-Lay out Plot No.17	04.07.2026 Symbolic	Rs. 15,30,000/- (Rupees Fifteen Lakh Thirty Thousand Only)
Bid Increase Amount – Rs.5,000/- (Rupees five Thousand Only)			EMD AMOUNT Rs. 1,53,000/- (Rupees One Lakh Fifty Three Thousand Only)	

Place of EMD Deposition:- Place of Auction:- India Shelter Finance Corporation Limited. Office No 102 Shree Laxmi Chambers Chandrapur - 442401, 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 Mr. Tushar Hurde, Mobile No.8956559300 Authorized Officer

PLACE: Maharashtra, DATE: 31/07/2026

Authorised Officer, India Shelter Finance Corporation Limited