

Branch Office :- India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, MAHARASHTRA

**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.

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	Date and Time of Inspection of the property
MR./ MRS. YOGITA SEVAK BAJAJ & MR./ MRS. SEVAK BHAGVANDAS BAJAJ Loan Account number/AP number:HL44CHLONS00000 5076737/AP-10182316	10.07.2024 And Rs. 1633732/- (Rupees Sixteen Lakh Thirty Three Thousand Seven Hundred Thirty Two Only)	All that pieces and parcel of land bearing Mauza- Warud, tah- and dist-Wardha, comes under gram panchayat Warud, Ward no. 3 and House no. 377 having area 74.32 Sq. Mt. i.e., 800.00 Sq. Ft BOUNDARY:-EAST- House of Mr. Baban Tadas, WEST- Road, NORTH- House of Mr. Dillip Thavkar, SOUTH- House of Mr. Abhimaan Urkude.	15.03.2025 Physical	Rs. 12,43,000/- (Rupees	09.08.2025
			Thirteen Lakh Eighty Thousand Nine Hundred Only)		Earnest Money Deposit (EMD) Rs. 1,24,300/- (Rupees One Lakh Twenty Four Thousand Three Hundred Only)
Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only)					Date and Time of Auction 12.08.2025

Place of EMD Deposition:- India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, MAHARASHTRA

Place of Auction: India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, MAHARASHTRA

Mode Of Payment :- All payment shall be made by demand draft in favor 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](http://www.indiashelter.in) or contact Authorized Officer.

PLACE: Maharashtra  
DATE: 23.07.2025

Authorised Officer  
India Shelter Finance Corporation Limited

FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453)