

**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	Description of the Immovable Property/ Secured Asset	Date and Type of Possession	Reserve Price
Asha Manohar Dekate, Manohar Keshvrao Dekate, Legal Heirs Of Late Sachin Manohar Dekate & Atul Manohar Dekate Loan number/AP number: HL2100000755 / AP-0501095 Branch - Nagpur	24/07/2025 And Rs. 928583/- (Rupees Nine Lac Twenty Eight Thousand Five Hundred Eighty Three Only)	All Piece And Parcel Of All That Piece And Parcel Of The Land Bearing Of Mouza-Bharatwada, Having P.h. No. 17, Kh. No.20/1& 20/1 K, Plot No.6, Sheet No 15, City Survey No 39, Total Admeasuring 1500 Sq. Ft, Tahsil And Dist-nagpur.boundary: East- Plot No.7 West- Plot No.5 North-Plot No 15 & 16 South-Road	02/01/2026 Symbolic	Rs.945000/- (Rupees Nine Lakh Forty Five Thousand Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.10,000/- (Rupees Ten Thousand Only)			Rs.94500/- (Rupees Ninety Four Thousand Five Hundred Only)

Date and Time of Inspection of the property	EMD Deposition Last Date	Date and Time of Auction
28-02-2026	04-03-2026	05-03-2026

**Place of EMD Deposition:-**India Shelter Finance Corporation Ltd, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank of India, Nagpur 440009

**Place of Auction:** India Shelter Finance Corporation Ltd, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank of India, Nagpur 440009

**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](http://www.indiashelter.in) or contact Mr.Tushar Hurde, Mobile No.8956559300 Authorized Officer.

Date : 16.02.2026 Place : Nagpur For India Shelter Finance Corporation Ltd (Authorized Officer)

For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453)

Note :-This publication has to be Published on dt. 14/02/2026 but due to the Technical reason Auction Publication has Published on dt.15/02/2026.