

Branch Office :- India Shelter Finance Corporation Limited, P. No. 210, Tiranga Chowk Cement Road Nandawan Above Sadhana Sahakar Bank Nagpur 440009, MAHARASHTRA, Branch office :- India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

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 6(B) 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 as 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 Deposition of the property: 21.08.2025
 EMD Deposition Last Date: 22.08.2025, Date and Time of Auction: 23.08.2025

| A/C / AP No. And Name of Borrower(s) / Co-Borrower (s) / Guarantor(s) | Demand Notice No. (13) Date and Amount | Description of the Immovable Property/ Secured Asset | Date and Type of Possession | Reserve Price |
|--|---|--|-----------------------------|--|
| MR./ MRS. ASHA DEVSING PAVAR & MR./ MRS. DEVSING PAVAR Loan Account number/AP number: HLW5CHLON5000005088675/AP-10210425 | 12.11.2024 And Rs. 1,10,934/- (Rupees Seven Lakh Ten Thousand Six Hundred Ninety Four Only) | All Piece And Parcel Of Property No 31, Admeasuring Area 1600 Sq. Ft. (148.69 S. Mtr.) Mouje - Pimpalwadi, Grampanchayat- Khairkheda, Tehsil- Malegaon, District- Washim Maharashtra. Pin Code- 444503 TQ- M A L E G A O N, W A S H I M A K o l a B O U N D A R Y - East, West, West Kaniram Chaudu Pawar North Road South Premdas Kaniram Pawar House | 05.02.2025 Symbolic | Rs. 8.15,500/- (Rupees Eight Lakh Fifteen Thousand Five Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 81,550 (Rupees Eighty One Thousand Five Hundred Fifty Only) | | | | |
| MR./ MRS. GUMFABI SHESARAO MUNDAPALE, MR./ MRS. ANOL SHESHAKUM MUNDAPALE & MR. MRS. KOMAL AMOL MUNDAPALE Loan Account number/AP number: HL44CHLON5000005093955/AP-10224850 | 11.04.2025 And Rs. 66,125.32/- (Rupees Six Lakh Sixty One Thousand Two Hundred Seventy Five and Thirty Two Paise Only) | ALL THAT PIECE AND PARCEL OF THE LAND BEARING MOUZA-HUDEKESHWAR (K H U R D), G R A M P A N C H A Y A T H U D E S H W A R (K H U R D), P H NO-37, W A R D NO-2, K H NO-90, PLOT NO-18, TOTAL ADMEASURING 750 SQ.FT. (69.67 SQ.MTR.). BOUNDARY:- EAST PLOT NO-11, WEST: ROAD, NORTH: REMAINING PORTION OF PLOT NO.17, SOUTH: PLOT NO-19 | 26.06.2025 Symbolic | Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 66,500/- (Rupees Sixty Six Thousand Five Hundred Only) | | | | |
| MR./ MRS. LALITA VIRESING PAVAR & MR./ MRS. Atul Viring Pawar Loan Account number/AP number: HLW5V5LON5000005114862/AP-10269998 | 11.12.2024 And Rs. 79,504/- (Rupees Seven Lakh Fifty Nine Thousand Five Hundred Four Only) | All Piece And Parcel Of All That Piece And Parcel Of Land Bearing In Respect Of Property Situated At Rajna Tq. Pusad Dist. Yavatmal. Bearing Property No. 534 Its Admeasuring Area 1750 Sq. Ft. (162.6354 Mtrs.). BOUNDARY:- East Road West Road North Jaysing Jadhav South Shankar Pawar. | 28.02.2025 Symbolic | Rs. 10,43,000/- (Rupees Ten Lakh Fourty Three Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,04,300 (Rupees One Lakh Four Thousand Three Hundred Only) | | | | |
| MR./ MRS. MALAN KANEKAR & MR./ MRS. CHETAN KANEKAR Loan Account number/AP number: HL44CHLON5000005065173/AP-10155723 | 12.03.2025 And Rs. 115,899.0/- (Rupees Eleven Lakh Fifty Eight Thousand Nine Hundred Thirty Only) | All Piece And Parcel Of plot no-53 tsa no-29, Thak No. 47, Gat No. 971/98/99/100/101/1 Adm Area 161.64 Sq. Mtr (1740 Sq. Ft.) mouza bhilewada tah dist bhandarbhilewada tah dist bhandar BHANDARA Nagpur | 06.03.2025 Symbolic | Rs. 15,61,000 /- (Rupees Fifteen Lakh Sixty One Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,56,100/- (Rupees One Lakh Fifty Six Thousand One Hundred Only) | | | | |
| MR./ MRS. Mamata Laxman Rathod & MR./ MRS. Laxman Sudam Rathod Loan Account number/AP number: HLW5CHLON5000005105657/AP-10248878 | 12.02.2025 And Rs. 68,745.0/- (Rupees Six Lakh Eighty Seven Thousand Four Hundred Sixty Only) | All Piece And Parcel Of All That Piece And Parcel Of Land Bearing In Respect Of Property Situated At Rajna. Tq. Pusad. Dist. Yavatmal. Bearing Property No. 452 Its Admeasuring Area 814 Sq. Ft. (75.65 Sq Mtr.) BOUNDARY:- East Pralhad Yadav West Shyamrao Rathod, North Road, South Road | 28.04.2025 Symbolic | Rs. 8,67,000/- (Rupees Eight Lakh Sixty Seven Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 86,700 (Rupees Eighty Six Thousand Seven Hundred Only) | | | | |
| MR./ MRS. MANISHA BADWAIK & MR./ MRS. Naresh BadwaiK Loan Account number/AP number: HL44CHLON5000005069361/AP-10240993 | 11.12.2024 And Rs. 172,633.7/- (Rupees Seventeen Lakh Twenty Six Thousand Three Hundred Thirty Seven Only) | All Piece And Parcel Of All That Piece And Parcel Of Land Bearing Of Apartment No B-2/302 Third Floor/Block No B2 Building No 8, Carpet Area 26.466 Sq. Mtrs. Built Up Area 27.507 Sq. Mtrs. Ssa adm 40.104 Sq. Mtrs. Cluster Known As Gokul, Portion Of Vrundavan Undivided 0.1667% Share & Interest in land adm 9750.14 Sq. Mtrs. Survey No 38/1, P H No 48, Mouza Waghdara Tq Hingana Dist Nagpur. BOUNDARY:- Towards East:- Passage & Apartment No B-9 A-302 Towards West:- Building No 9-A Towards North:- Lift & Apartment No B-9 A-304 Towards South:- Apartment No B-9 A-308 | 25.02.2025 Symbolic | Rs. 16,80,000/- (Rupees Sixteen Lakh Eighty Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,66,000/- (Rupees One Lakh Sixty Six Thousand Only) | | | | |
| MR./ MRS. NILIMA RAMESH SONWANE, MR./ MRS. ABHINAV RAMESHRAO SONWANE, MR./ MRS. ASHWINI MOHAN BHOLE, & MR./ MRS. SHANKAR VITHOBAJI LAMBHATE Loan Account number/AP number: HLW5CHLON5000005117731/AP-10274188 | 12.03.2025 And Rs. 222,520.0/- (Rupees Twenty Two Lakh Twenty Five Thousand Two Hundred Four Only) | All Piece And Parcel Of Apartment No. S-1/A-201, Second Floor Built up Area 50.58 Sq. Mtr., Block-A, Plot No 249, Jayashri Apartment, Improvement trust of Leasehold Plot no 249, situated in wadpada street scheme of NIT, ward no. 20, CTS No. 151, Sheet No 277, house No. 1288/249/6, Adm Area 658.901 Sq. Mtr, Nandawan, Tahsil & district Nagpur-440024 BOUNDARY:- East Plot no. 287 & 265 West 30 ft. road north- plot no- 250, South plot no 248. | 30.05.2025 Symbolic | Rs. 22,08,700/- (Rupees Twenty Two Lakh Eight Thousand Seven Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 2,20,870/- (Rupees Two Lakh Twenty Thousand Eight Hundred Seventy Only) | | | | |
| Mr / MRS. PRIYA KARTIKEY DASHASAHASTRA & MR./ MRS. KARTIKEY DASHASAHASTRA Loan Account number/AP number: HL44CHLON5000005063578/AP-10151511 | 11.04.2025 And Rs. 248,755.3/- (Rupees Twenty Four Lakh Eighty Seven Thousand Five Hundred Fifty Three Only) | All Piece And Parcel Of land of Mouza Nagpur, Ward No. 6, Sheet No 268, City Survey No. 125, House no. 579 Apartment No 304, wing 2, Type B, Third floor, 'Rajat Sankul', Near St Stand, total adm. Area 9194.38 sq. mt. Situated at third floor having built up area 568.128 sq. ft. (52.8 Sq. mt) (Ganeshpur, Nagpur Nagpur. BOUNDARY:- East- Rambagh Road/Hat No 303, West-Railway Track & Canalization/ staircase, North-Railway Track/Open to sky, South-Canalization/ Flat No 305 | 25.06.2025 Symbolic | Rs. 24,43,900/- (Rupees Twenty Four Lakh Fourty Three Thousand Nine Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 2,44,390/- (Rupees Two Lakh Fourty Four Thousand Three Hundred Ninety Only) | | | | |
| MR./ MRS. PRIYANKA PARMESHWAR CHAVHAN & MR./ MRS. PARMESHWAR CHAVHAN Loan Account number/AP number: HLW5CHLON5000005095873/AP-10216162 | 12.03.2025 And Rs. 67,288.6/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Eighty Four Only) | All Piece And Parcel Of Malmatta no 210, Adm Area 1296 sq. ft. (120.44 sq. mt) At Rajna Tq. pusad DIST Yavatmal - 445204 TQ PUSAD DIST YAVATMAL BOUNDARY:- East-road, West- land of shyam sudam rathod, North-h/o Ashok ganu rathod, South-land of ambushalik rathod, | 06.03.2025 Symbolic | Rs. 14,23,000/- (Rupees Fourteen Lakh Twenty Three Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,42,300 (Rupees One Lakh Fourty Two Thousand Three Hundred Only) | | | | |
| MR./ MRS. REKHA UNHALE, MR./ MRS. VINOD UNHALE, MR./ MRS. NARESH UNHALE, MR./ MRS. MANGESH UNHALE, & MR./ MRS. SUJATA UNHALE Loan Account number/AP number: LA44V5LON50000050611/AP-10145485 | 12.03.2025 And Rs. 113,977.6/- (Rupees Eleven Lakh Nineteen Thousand Seven Hundred Seventy Six Only) | All Piece And Parcel Of PLOT NO.22 (NORTHERN SIDE), CORPORATION HOUSE NO 4594 MOUZA-BABULKHEDA, MOUZA NO.275, KH NO 45/1 SHEET NO.50, CTS NO 3730, CHALTA NO.183, BANDOBAST NO 278, THAK NO.180 PH NO 39, WARD NO.14, ADM AREA 1600 SQ. FT. BHAGWAN NAGAR, BABULKHEDA, TAH & DIST-NAGPUR. BOUNDARY:- East-Hale, West- House of Bhagat / House of Bhoyar (Current), North-10 ft land of House of Rambhau Khante, South-House of Nasare / Remaining Part of Plot No 22. | 30.05.2025 Symbolic | Rs. 19,04,000/- (Rupees Nineteen Lakh Four Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,90,400/- (Rupees One Lakh Ninety Thousand Four Hundred Only) | | | | |
| MR./ MRS. Rita, Ratan, Dhulchand & Jeeran Jaitwar Loan Account number/AP number: LAP200005374 & HL190005330/AP-0413941 & AP-10062823 | 13.06.2022 And Rs. 3,13,310.95/- (Rupees Three Lakh Thirteen Thousand Three Hundred Ten and Ninety Five Paise Only) | ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING MOUZA- DABHA PH NO 7, WARD NO 68 KH NO 98/1, PLOT NO. 2, ADMEASURING 750.00 SQ FT (69.67 SQ. MTR.) SHEET NO 49 CITY SURVEY NO 258 TAH SIL & DIST NAGPUR BOUNDARIES EAST, ROAD, WEST- PLOT NO.11, NORTH-REMAINING PORTION OF PLOT NO.2, SOUTH-PLOT NO.1 | 07.09.2025 Symbolic | Rs. 12,96,300/- (Rupees Twelve Lakh Ninety Six Thousand three Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,29,630 (Rupees One Lakh Twenty Nine Six Hundred Thirty Only) | | | | |
| MR./ MRS. SASHIKALA VASANTA DIVE, MR./ MRS. PRAFUL DIVE, MR./ MRS. SWATI DIVE, MR./ MRS. LEGAL HEIR OF VASANTA DIVE Loan Account number/AP number: LA44CLLON5000005067122/AP-10161356 | 15.03.2025 And Rs. 117,929.4/- (Rupees Eleven Lakh Seventy Nine Thousand Nine Hundred Fourty Nine Only) | All Piece And Parcel of Malmatta No 164, Adm. 1176 sq. ft. and along with adm. Construction thereon Adm 860 sq. ft. being the portion of entire land bearing Ward No. 8, P H No. 80, Mouza Bramhan, Village Tah Nagpur (Rural), Dist. Nagpur BOUNDARY:- East- Road, West- Road, North- House of Mandave, South- House of Dote | 17.06.2025 Symbolic | Rs. 14,26,600/- (Rupees Fourteen Lakh Twenty Six Thousand Six Hundred Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 1,42,660/- (Rupees One Lakh Forty Two Thousand Six Hundred Sixty Only) | | | | |
| MR./ MRS. SAVITABAI GHAVHARE & MR./ MRS. RATNABARRAO GHAVHARE Loan account number/AP number: HL44CHLON500000504666/AP-10098748 | 16.03.2024 And Rs. 736,176/- (Rupees Seven Lakh Thirty Six Thousand One Hundred Seventy Six Only) | All that piece and parcel of land bearing of Grampanchayat Gaotthan Malmatta No. 38, Ward No. 4, Adm. 1200 Sq Ft (111.48 sq. Mtr.) built up area 400 Sq Ft (37.16 Sq. Mtr.), Mouza Turaxmari, Grampanchayat Kirmi(B), Tahsil Hingna District Nagpur. BOUNDARY:- Towards East: Field of Mr. Bhaskar Nayade Towards West: House of Mr. Ramesh Ghaiwat Towards North: House of Mr. Rajendra Ghaiwat | 02.07.2025 Physical | Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) |
| Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only) | | | | |
| Earnest Money Deposit (EMD) Rs. 75,000 /- (Rupees Seventy Five Thousand Only) | | | | |

Place of EMD Deposition:- Plot No 210, 1st floor Above Sadhana Sahakar Housing Society, Tiranga Chowk Nandawan, Nagpur-440009, India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

Place of Auction:- Plot No 210, 1st floor Above Sadhana Sahakar Housing Society, Tiranga Chowk Nandawan, Nagpur-440009, India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

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 Authorized Officer.

PLAEC: Maharashtra, DATE: 10.07.2025 Authorized Officer, India Shelter Finance Corporation Limited
 FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HUDE (+91 735002453)