

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 31.08.2026		EMD Deposition Last Date : 01.09.2026	Date and Time of Auction : 02.09.2026	
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. PRATIBHA VIJAY NAGRALE & MR./ MRS. VIKESH VIJAY NAGRALE Loan Account Number/AP Number HL44AHLONS000005040932 /AP-10088404	11.02.2026 And Rs. 957880/- (Rupees Nine Lakh Fifty Seven Thousand Eight Hundred Eighty Only) due as on 10.02.2026	All Piece And Parcel Of FLAT NO-004 ON GROUND FLOOR, BUILT UP AREA 41.807 SQ MTR , CARPET AREA 35.38 SQ MTR ,TYPE -2, WING- L CLUSTER-1, PROPORTIONATE UNDIVIDED SHARE KHASRA NO . KH , NO - 121, 175, 194 / 1, 194 / 2, 194/3,194/4,194/5 TOTAL AREA 6.89 HR ,KANCHANGANGA TOWNSHIP PSK NO-49 MOUZA MOUNDA TAH HINGNA DIST NAGPUR 441110 Maharashtra BOUNDARY: EAST-KH.NO.176,177, WEST-KH NO.195, NORTH-ROAD,SOUTH-KH NO.188,198	21.05.2026 Symbolic	Rs. 10,00,000/- (Rupees Ten Lakh Only)
Bid Increase Amount – Rs.5,000/- (Rupees five Thousand Only)			EMD AMOUNT Rs.1,00,000/- (Rupees One Lakh only)	
Place of EMD Deposition:- Place of Auction:- Plot No.210,1st floor Above Sadhana Sahakari Housing Society,Tiranga Chowk Nandanvan, 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 or contact Authorized Officer Mr. Tushar Hurde, Mobile No.8956559300 And Mr.Vivek V.Aushal Mob.No 9011460034				
PLACE: Nagpur, DATE: 31/07/2026		Authorised Officer, India Shelter Finance Corporation Limited		