

Branch Office :- India Shelter Finance Corporation Limited, Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar Akola 444001

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 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 Inspection of the property 09-09-2025		EMD Deposition Last Date 10-09-2025		Date and Time of Auction 11-09-2025	
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	
Sushma Dhanorkar, Nishant Dhanorkar & Bhagwan Dhanorkar Loan number/AP number: HL2000003504 / AP-0341210	22/09/2022 And Rs. 448618.08/- (Rupees Four Lakh Forty Eight Thousand Six Hundred Eighteen & Eight Paise Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING House Constrycted On Middle Part Of Plot no.66, Measuring About 93.33 Sq Mtrs(1004 Sq Ft) Out of F S No.3/2 Of Mauje Shivar, Situated Within The Limit of G P Shivar Tq & Dist Akola Converted to Residential Use As Per Order Of SDO Akola Vide R C. No.NAP-34/Shivar/96/1982-83 of Dt.27/05/1983 Boundaries : EAST- Service Lane, WEST- Layout Road, NORTH- House Of Dhanbhar, SOUTH- House Of Surendra Sharma	23/07/2025 Physical	Rs.860000/- (Rupees Eight Lakh Sixty Thousand Only)	
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)				Earnest Money Deposit (EMD) Earnest Money Deposit (EMD) Rs.860000/- (Rupees Eighty Six Thousand Only)	
Sheela Manohar Tayde & Manohar Jagdevrao Tayde Loan number/AP number: LAP200005240 / AP-0375874	22/07/2019 And Rs. 386480/- (Rupees Three Lakh Eighty Six Thousand Four Hundred Eighty Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Plot No.144, Adm About 92.93 Sq Mtr Out Of F S No. 5/1+2 Of Mauje Akola Regularized Into residential Use as per order of commissioner, AMC Akola Vide reg C No. 14K/134/2007-08 of dt.05/11/2007 & Order Of SDO Akola Vide R C No. NAP-48/Akola/165/2007-08 of Dt.30/07/2008 Situated Within the limit of M C Akola Tq & Dist Akola. Boundaries : EAST- 7 Ft Wide Service Lane, WEST- 15 Ft Wide Road, NORTH- Land & House Of Laxmibai Gawande, SOUTH- House & Land Of Patil	08/03/2025 Physical	Rs.729000/- (Rupees Seven Lakh Twenty Nine Thousand Only)	
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)				Earnest Money Deposit (EMD) Rs.72900/- (Rupees Seventy Two Thousand Nine Hundred Only)	
Yogita Maisane, Vilas Maisane, Dilip Maisane & Vaishali Maisane Loan number/AP number: HL2100000499 / AP-0337324	10/09/2019 And Rs. 737407.73/- (Rupees Seven Lakh Thirty Seven Thousand Four Hundred Seven & Seventy Three Paise Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Plot No.4 Adm About 150 Sq Mtr Out Of Field Gat No.115/2 Of Mauje Paras Converted To Residential Use As Per Order Of SDO Balpaur Vide R C No. NAP-34/Paras/18/2006-07 Of Dt 28/11/2007 Within The Limit Of G P Paras Tq Balapur Dist Akola. Boundaries : EAST- Plot No.02, WEST-Road, NORTH-Plot No.03, SOUTH-Road	20/07/2023 Physical	Rs.653000/- (Rupees Six Lakh Fifty Three Thousand Only)	
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)				Earnest Money Deposit (EMD) Rs.65300/- (Rupees Sixty Five Thousand Three Hundred Only)	
Seema Wankhade, Bhimrao Wankhade & Taibai Wankhade Loan number/AP number: HL2000005368 / AP-0487775	19/07/2021 And Rs. 384159.96/- (Rupees Three Lakh Eighty Four Thousand One Hundred Fifty Nine & Ninety Six Paise Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING G P Property No. 530/2, Adm About 128 Sq Mtr (1386 Sq Ft) Of Mauje Chandur Situated Within Gaotha Limit Of G P Chandur Tq & Dist Akola 444001 Boundaries : EAST- House Of Bharat Wankhade, WEST- House Of Raju Surwade, NORTH- House Of Tarabai, SOUTH- Agrl Land Of Mahore	30/12/2024 Physical	Rs.541000/- (Rupees Five Lakh Forty One Thousand Only)	
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)				Earnest Money Deposit (EMD) Rs.54100/- (Rupees Fifty Four Thousand One Hundred Only)	

Place of EMD Deposition: India Shelter Finance Corporation Ltd, Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar Akola 444001

Place of Auction: India Shelter Finance Corporation Ltd, Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar Akola 444001

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.

PLACE: Akola
DATE: 23.08.2025.

Authorised Officer,
India Shelter Finance Corporation Limited

FOR ANY QUERY PLEASE CONTACT Mr.Prakash Tandulkar, Mobile No.7447426676