

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(5) 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
Mr./ Mrs. Yogita Sevak Bajaj & Mr./ Mrs. Sevak Bhagvandas Bajaj Loan Account number/AP number: HL44CHLONS000005 076737/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. Dilip Thavkar, South- House of Mr. Abhimaan Urkude.	15.03.2025 Physical	Rs. 11,19,000/- (Rupees Eleven Lakh Nineteen thousand Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 1,11,900/- (Rupees One Lakh Eleven Thousand Nine Hundred Only)
Mr./ Mrs. Vaishali Abhange & Legal Heirs of Late Hari Abhange Loan Account number/AP number: HL44CHLONS000005 045689/AP-10100861	23.12.2024 and Rs. 330245/- (Rupees Three Lakh Thirty Thousand Two Hundred Forty Five Only)	Piece And Parcel of Municipal House No. 390 Adm 542 Sq Ft (50.416 Sq Mtr) Mouza- Nagpur Survey No. 15/21 Ward No. 50 Division No. 4 Pachpoli Tah & Dist-Nagpur Nagpur, Boundary:- East-House of Mogyra Koshti, West-Gali & House of Govindrao Abhange, North-Space of Govindrao Abhange, South-Open Space	02.04.2025 Symbolic	Rs. 9,69,000/- (Rupees Nine Lakh Sixty Nine Thousand Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 96,900 (Rupees Ninety Six thousand Nine Hundred Only)
Mr./ Mrs. Meenabai Nichante & Mr./ Mrs. Pankaj Nichante Loan account number/AP number: LA44CLLONS000005 44747/AP-10100825	09.08.2024 and Rs. 1010241/- (Rupees Ten Lakh Ten Thousand Two Hundred Forty One Only)	All Piece And Parcel of Plot No 183, 184,185. Adm-434.78 Sq Mtr. Gat No 142/55 PH No 13, Adm-1080 Sq Ft. Khata No-10998, Mouza Girola Gram Panchayat Ambadi, Tehsil & Distt Bhandara, Boundary:-East- Plot no-184, West- Open Plot, North-Layout Road, South-Plot no-182	15.04.2025 Physical	Rs. 722000/- (Rupees Seven Lakh Twenty Two Thousand Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs. 5,000/- (Rupees Five Thousand Only)			Rs.72200/- (Rupees Seventy Two Thousand Two Hundred Only)
Mr./ Mrs. Shital Bhageshwar Kolte & Mr./ Mrs. Bhageshwar Nathulal Kolte Loan Account number/AP number: HL44AHLONS000005 058244/AP-10136306	11.10.2024 and Rs. 2300617/- (Rupees Twenty Three Lakh Six Hundred Seventeen Only)	All that piece and parcel of land bearing of Plot No. 12 Adm. 1264 Sq. Ft (117.42Sq. Mtrs.), Khasra No 23/2, P h No. 37, Layout of Maa Bhawani Gruhanirman Sahakari Sanstha Maryadit Nagpur, Mouza Hudkeshwar (Khurd), Tahsil Nagpur Gramin District Nagpur. Boundary:- East-Road, West- Plot No-14, North-Other Layout, South-Plot No-13,	27.12.2024 Symbolic	Rs. 11,91,180 /- (Rupees Eleven Lakh Ninety One Thousand One Hundred Eighty Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Ten Thousand Only)			Rs. 1,19,118/- (Rupees One Lakh Nineteen Thousand One Hundred Eighteen Only)
MR/ MRS. SANGEETA DHURVE & SHANKAR DHURVE Loan account number/AP number: HL44CHLONS000005 029616/AP-10053196	20.06.2023 And Rs. 14,93,072.69/- (Rupees Fourteen Lakh Ninety Three Thousand seventy two and sixty nine paisa Only)	All Piece And Parcel Of House no.436/2,Ward No.04, P.H. No.69, Grampanchayat Mandal, Total admeasuring area 180 Sq Mtrs and construction thereon, Tahsil. Kuhl, Dist. Nagpur, Maharashtra. BOUNDARY:- East : Open Space, West : Road, North : Open Space, South : Open Space	06.05.2024 Physical	Rs. 9,00,000/- (Rupees Nine Lakh Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 90,000/- (Rupees Ninety Thousand Only)

Date and Time of Inspection of the property	EMD Deposition Last Date	Date and Time of Auction
08.10.2025	09.10.2025	10.10.2025

Place of EMD Deposition:-India Shelter Finance Corporation Limited,Plot No.210,1st floor Above Sadhana Sahakari Housing Society,Tiranga Chowk Nandanvan,Nagpur-440009, India Shelter Finance Corporation Limited. Plot No 146, Kakani Complex Gandhinagar Wardha - 442001 , MAHARASHTRA

Place of Auction: India Shelter Finance Corporation Limited,Plot No.210,1st floor Above Sadhana Sahakari Housing Society,Tiranga Chowk Nandanvan,Nagpur-440009, 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 or contact Authorized Officer.

PLACE: Maharashtra DATE: 20/09/2025

FOR INDIA SHELTER FINANCE CORPORATION LTD (AUTHORIZED OFFICER)

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