

Branch office :- Branch Office :- India Shelter Finance Corporation Limited. Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra

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.

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	Date and Time of Inspection of the property
Sharda Shiramji Raut & Yogesh Ruplal Mohitire Loan Account number/AP number: LA44CLLONS0000 05011751/AP10023418	10.07.2024 And Rs. 569915/- (Rupees Five Lakh Sixty Nine Thousand Nine Hundred Fifteen Only)	All that piece and parcel of the Land Bearing Layout Plot No.8, Total Adm 302.04 Sq Mtr Out Of Which North -South Division Western Side Portion Adm 1950.03 Sq Ft (181.23 Sq Mtr) From Field Survey No.127/1, Of Mauje Kandali Tq Achalpur Dist Amravati Within The Limits Of Grampanchayat Kandali	26.05.2025 Physical	Rs.24,00,000/- (Rupees Twenty Four Lakh Only)	07.08.2025
			Earnest Money Deposit (EMD) Rs.2,40,000/- (Rupees Two Lakh Forty Thousand Only)		EMD Deposition Last Date 08.08.2025
Bid Increase Amount Rs.5,000/-(Rupees Five Thousand Only)					Date and Time of Auction 09.08.2025

Boundaries East-House Of Kishor Mohitire, West-House Of Rambhau Madhavrao Saurkar, South -Service Lane North-Road

MR./ MRS. Anchal Jagdish Gabecha & MR./ MRS. Jagdish Gopichand Loan Account Number/AP Number LA44VLLONS000005101168 HL44CHLONS000005088625 /AP-10207725 && AP-101964	11.10.2024 And Rs. 2363238/- (Rupees Twenty Three Lakh Sixty Three Thousand Two (Hundred Eight Only)	ALL THAT piece & parcel of land bearing Plot No. 10 A and Field Survey No. 7A admeasuring 1614.60 Sq.ft (i.e. 150Sq.mtr). and situated at Mouje - Benoda., Pragane Nandgaon Peth, Tq. & Dist. Amravati, within the limits of Amravati Municipal Corporation, Amravati. A Eastern Flat No. S-1 situated on the Second Floor having built up area 49.18 sq. mtr. And having super	29.05.2025 Physical	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	07.08.2025
			Earnest Money Deposit (EMD) Rs.2,00,000/- (Rupees Two Lakh Only)		EMD Deposition Last Date 08.08.2025
Bid Increase Amount Rs.5,000/-(Rupees Five Thousand Only)					Date and Time of Auction 09.08.2025

build up area 60 sq. mtr. (Hereinafter called as the subject property) is constructed upon the said plot, as per plan sanctioned by Asst. Director Town Planning, Amravati Municipal Corporation, Vide sanction of Building permit and commencement certificate No. 0263 dt. 28/02/2022 known as "Shri Swami Samartha Residency" Residential Apartment along with 20.60 % (Proportionate) Undivided Share 8 Interest in the aforesaid plot. BOUNDARY:- East Open Marginal Space & Thereafter Layout Road, West Staircase & Thereafter Flat No. S-2, North Open Marginal Space & Thereafter Flat No. 9 B, South Flat No. 10 B.

Place of EMD Deposition:- India Shelter Finance Corporation Limited. Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra

Place of Auction: India Shelter Finance Corporation Limited. Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, 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: 21.07.2025

Authorised Officer
India Shelter Finance Corporation Limited

FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HIRDE (020 7250002453)