

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

Date and Time of Inspection of the property 30-01-2026		EMD Deposition Last Date 31-01-2026	Date and Time of Auction 02-02-2026	
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
Nirmala Vilhekar, Kailas Vilhekar, Sagar Vilhekar & Yogesh Vilhekar Laon number/AP number: LAP200005012/ AP-0356689	30/03/2021 And Rs. 435709/- (Rupees Four Lakh Thirty Five Thousand Seven Hundred Nine Only)	All That Piece & Parcel Of Nazul Plot No. 839, Sheet No.6, Adm Abot 839 Sq Mtr Out Of 61.70 Sq Mtr At Mauje Borgaon Manju Within G P Borgaon Manju Tq & Dist Akola Bounded as under:- East- Govt Road, West- House Of Gangaram Dofe, North- House Of Ramrao Kantale, South- House Of Ramrao Vilhekar	11/11/2025 Symbolic	Rs.4,75,000/- (Rupees Four Lakh Seventy Five Thousand Only)
		<b>Bid Increase Amount</b> Rs.10,000/- (Rupees Ten Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs.47500/- (Rupees Forty Seven Thousand Five Hundred Only)	
Dipali Bhagwan Bharadi & Bhagwan Bhojaji Bharadi Laon number/AP number: HL44CHLONS0000050 77560/ AP-10188197	14/07/2025 And Rs. 944842/- (Rupees Nine Lakh Forty Four Thousand Eight Hundred Forty Two Only)	All That Piece & Parcel Of Malmatta No.31/5A, Adm Area 495 Sq Ft Situated At Shirla Grampanchayat Tq Patur Dist Akola Bounded as under:- East- Mahadeo Narayan Pazai, West- Gajanan Kashinath Bharadi, North- Road, South- Road	01/10/2025 Symbolic	Rs.9,00,000/- (Rupees Nine Lakh Only)
		<b>Bid Increase Amount</b> Rs.10,000/- (Rupees Ten Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs.90000/- (Rupees Ninety Thousand Only)	

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

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

**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](http://www.indiashelter.in) or contact Mr. Prakash Tandulkar – 7447426676 Authorized Officer.

PLACE: Maharashtra,  
DATE: 31.12.2025

Authorised Officer,  
India Shelter Finance Corporation Limited