

INDIA SHELTER FINANCE CORPORATION LTD.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

REGD: OFFICE:- PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002

Branch Office's :- P. No.210, Tiranga Chowk Cement Road Nandanvan Above sadhana Sahakari Bank, Nagpur 440009, MAHARASHTRA,

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

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	Date and Time of Inspection of the property
Loan Account Number/AP Number:CHL100000403 & HL44CHLONS000005027529/ AP-0519245 & AP-10048756 Saroj W/o Walmiki Sharma, Walmiki Sharma, Naval Sharma & Niraj Sharma	21.07.2022 And Rs. 922028.97/- (Rupees Nine Lakh Twenty Two Thousand Twenty Eight Paise Ninety Seven Only) Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)	All Piece and Parcel Property Bearing Mouza -Kalamana , Ph No-17, Kh No-84/1, City Survey No-242, Sheet No-54, Plot No-45, Total Admeasuring 775.00 Sq Ft(71.99 Sq Mt) Tahsil And Distt-Nagpur BOUNDARY:- East- 20 Feet Road, West-Plot No-50, North-Plot No-46, South Plot No-44	30.07.2024 Physical	Rs. 7,83,600/- (Rupees Seven Lakh Eighty Three Thousand Six Hundred Only) Earnest Money Deposit (EMD) Rs.78,360/- (Rupees Seventy Eight Thousand Three Hundred Sixty Only)	19.06.2025 EMD Deposition Last Date 20.06.2025 Date and Time of Auction 21.06.2025

Place Of Emd Deposition & Place Of Auction :- P. No.210, Tiranga Chowk Cement Road Nandanvan Above Sadhana Sahakari Bank, Nagpur 440009, Maharashtra. For detailed terms and condition of the sale, please refer to the Secured Creditor's website www.indiashelter.in or contact Authorized Officer. FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453)

Place: Maharashtra Date:- 01.06.2025

(AUTHORIZED OFFICER) INDIA SHELTER FINANCE CORPORATION LTD