IndiaShelter Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: India Shelter Finance Corp Ltd, 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003

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	EMD Deposition Last Date :	Date and Time of Auction : 21/10/2026
19/10/2026 11:00 AM to 5:00 PM.	20/10/2026 TILL 06:00 PM.	FROM 10:00 AM to 05:00 PM.

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
HL11CHLON000005047521/ AP-10106104 Babutai Mahadev Patil, Shivaji Mahadev Patil & Jaywant Mahadev Patil (Gurantor)	17/06/2024 And Rs. 2002685/- (Rupees Twenty Lakh Two Thousand Six Hundred Eighty Five Only) as on 14th Jun 2024.	All Piece And Parcel Of R S No.116, Property No.960, Suyog Colony, At Kurlap Tq Walva Dist Sangli Adm 151.67 Sq Mtr Boundaries East-Property Of Hambirrao Chougale, West- Property Of vaishall Savairam, North-Road, South-Open Plot Of Vilas Borage	05-09-2026 Physical Possession.	RS. 18,40,000/- (RUPEES Eighteen Lakh Forty Thousand ONLY).
Bid Increase Amount – Rs.10,000/-(Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs. 1,84,000/- (RUPEES One Lakh Eighty Four Thousand ONLY)	
		TOTAL OUTSTANDING AMOUNT Rs. 2135237/- (Rupees Twenty One Lakh Thirty Five Thousand Two Hundred Thirty SevenOnly)		

Date and Time of Inspection of the property	EMD Deposition Last Date :	Date and Time of Auction : 07/10/2026
05/10/2026 11:00 AM to 5:00 PM.	06/10/2026 TILL 05:00 PM.	FROM 10:00 AM to 05:00 PM.

Loan number/AP number: HL11CHLON5000005079936/. AP-10194296 Ankita Aakash Sathe & Aakash Sunil Sathe	10/07/2024 And Rs. 1843426/- (Rupees Eighteen Lakh Forty Three Thousand Four Hundred Twenty Six Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Residential Flat No.101, Area Adm 625 Sq ft on first floor, within the building namely,"Samrat Apartment" Constructed on S/Gat No.9/5+6+7 N A	26/05/2025 Physical	Rs.1080000/- (Rupees Ten Lakh Eighty Thousand Only)
Bid Increase Amount – Rs.10,000/-(Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.1,08,000/-(Rupees One Lakh Eight Thousand Only)	
		Plot No.21 Area Adm 189.75 Sq Mtrs And Its Grampanchayat Assessment no.960/5, Situated At Koyana Vasahat Within The Limit of Koyana Vasahat Grampanchayat, Tal Karad Dist Satara Boundaries EAST- Open Space & Plot No.22, WEST- Open Space & Flat no.103, NORTH- Staircase & Flat no.102, SOUTH- Building Common Area & 6 Mtr Road	Total Outstanding Amount Rs. 26,04,537/- (Twenty Six Lakh Four Thousand Five Hundred Thirty Seven Only)	

Place of EMD Deposition:- Place of Auction:- India Shelter Finance Corporation Limited. Bhosale Pride, 252/4, First Floor, Pune Banglore Road, Near Petrol Pump, Malkapur, Karad, Maharashtra-415539

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 Mr. Prakash Tandulkar, Mobile No. 7447426676

PLACE: Maharashtra,
DATE: 19/09/2026

Authorised Officer,
India Shelter Finance Corporation Limited

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