

**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
MR./ MRS. Jayashri Nikhare & Raju Nikhare Loan account number/AP number: H44CHLONS00000504 8453/AP-10109130	14.12.2022 And Rs. 2911425.45/- (Rupees Twenty Nine Lac Eleven Thousand Four Hundred Twenty Five and Forty Five Paise)	All Piece And Parcel Of Apartment No-106, First Floor, Crown Palace, undivided 4.533% Share And Interest In Plot No-1, Adm 655.182 Sq Mtr Plot No-2 Adm 514.600 Sq Mtrs, Khasra No-123, Ph No-15 Mouza Bhilgaon, Tehsil Kamptee District Nagpur	08.04.2025 Physical	Rs.9,90,000 /-(Rupees Nine Lakh Ninty Thousand Only)	29.05.2025
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)		BOUNDARY:- East Road, West- Kh No-126, North- Boundary Of Plot No-3,4,5,6, South- Road		<b>Earnest Money Deposit (EMD)</b> Rs.99,000/- (Rupees Ninty Nine Thousand Only)	EMD Deposition Last Date 30.05.2025  Date and Time of Auction 31.05.2025

**Place of EMD Deposition:-** Branch Office :India Shelter Finance Corporation Limited.P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA Authorized Officer's Name and Mobile No.Tushar Hurde, 08956559300/07350002453

**Place of Auction:-** India Shelter Finance Corporation Limited.P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA Authorized Officer's Name and Mobile No.Tushar Hurde, 08956559300/07350002453

**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 Authorized Officer,

**Place: Maharashtra**  
**Date: 28.04.2025**

**Authorised Officer**  
**India Shelter Finance Corporation Limited**

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