

Branch Office: India Shelter Finance Corporation Limited. Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra & **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
19-12-2025

EMD Deposition Last Date
20-12-2025

Date and Time of Auction
22-12-2025

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
Dipali W/o Kapil Ingle, Kapil Ingle, Nandu Ingle & Sunanda Kharat Loan number/AP number: HL44AHLONS00000502 7613 / AP-10047106 Branch - Akola	16/07/2022 And Rs. 920737.59/- (Rupees Nine Lakh Twenty Thousand Seven Hundred Thirty Seven & Fifty Nine Paisa Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Residential Unit No.9, Built up Area Adm 41.00Sq Mtr Includes 50 Sq Mtr Divided Proportionate Share In The Plot On The Ground Floor In The Building Known As Pawan Residential Units Constructed Over NA Layout Plot No.4, Out Of Feild Survey No.84/2+3 Mauje Umri Pragane, Tq & Dist Akola Akola alongwith divided proportionate share in above said plot. Boundaries: EAST- Road, WEST- Common Service Lane, NORTH- Unit No.10, SOUTH- Unit No.8	05/11/2022 Symbolic	Rs.828000/- (Rupees Eight Lakh Twenty Eight Thousand Only)
Nisha Siddharth Ingle & Snehal Ulhas Nitnaware Loan number/AP number: HL44CHLONS00000509 1433 / AP-10212487	12/03/2025 And Rs. 473786/- (Rupees Four Lakh Seventy Three Thousand Seven Hundred Eighty Six Only)	All That Piece & Parcel Of Plot No.28(A) North Side Gat No. 1151/3; Total Adm 139 Sq Mtr Out of 69.50 Sq Mtr At Mauje Paras Tq Balapur Dist Akola Bounded as under:- East- Road, West- Agricultural Land, North- Plot No.29(B), South- Plot No.28(B)	28/05/2025 Physical	Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
		Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)		Earnest Money Deposit (EMD) Rs.82800/- (Rupees Eighty Two Thousand Eight Hundred Only)
		Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)		Earnest Money Deposit (EMD) Rs.45000/- (Rupees Forty Five 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

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Nandini Jagdish Yawale & Jagdish Yawale Loan number/AP number: HL44CHLONS00000504 3182 / AP-10093939	17/06/2024 And Rs. 1044251/- (Rupees Ten Lakh Forty Four Thousand Two Hundred Fifty One Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Mauje Changapur, Pragane Nandgaon Peth Plot No.49 F Gat No.2 Amravati Adm 88 Sq Mtr Boundaries. EAST- Open Space, WEST- Road, NORTH- Plot No.50 SOUTH- Other Layout	19/09/2024 Symbolic	Rs.952200/- (Rupees Nine Lakh Fifty Two Thousand Two Hundred Only)
		Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)		Earnest Money Deposit (EMD) Rs.95220/- (Rupees Ninety Five Thousand Two Hundred Twenty Only)

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 Akash Patil 8793827682 And Prakash Tandulkar: 7447426676 Authorized Officer.

PLACE: Nagpur, Akola
DATE: 04.12.2025

Authorised Officer,
India Shelter Finance Corporation Limited