

Branch Office :- India Shelter Finance Corporation Limited. P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, Maharashtra. Branch Office :- India Shelter Finance Corporation Limited. tanvi Arcade, Ground Floor Shop No.2 Satelite Tower Near Icici Bank,jaistambh Chowk,gondia-441601,maharashtra, Branch Office :- India Shelter Finance Corporation Limited, Patani Commercial Complex, Wing D, Shop No-29 -30, Patani Square, Risod State Highway, Washim-444505, Branch Office :- India Shelter Finance Corporation Limited. 2nd Floor Kakina Complex Gandhi Nagar,arvi Naka Road Wardha-442001, Branch Office :- Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwha Road, Yawatmal 445001 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.

| 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 |
|---|---|---|-----------------------------|---|
| 1. MR./ MRS. Durga Manohar Bhondve & MR./ MRS. Manohar Bhondve Loan account number/AP number: HL44CHLONS000005 082200 | 11-10-2024 Rs. 447748/- (Rupees Four Lakh Forty Seven Thousand Seven Hundred Forty Eight Only) | All That Piece And Parcel Of Land Bearing Gaothan Malmatta No 225 Adm. 744 Sq. Ft. (69.14 Sq. Mtrs). Bandobast No4, Ward No 3, Mouza Ajani, Grampanchayat Ajani (sherdhi, Khedi), Tahsil Saoner District Nagpur Boundary:- East-house Of Moreshwar Bhondve, West-house Of Vinod Mahajan, north-road And House Of Panjab Chorghade, south-house Of Din Dayal Bhelam. | 03.01.2025 Physical | Rs.16,10,000/- (Sixteen Lakh ten Thousand Only) |
| | Bid Increase Amount | Earnest Money Deposit (EMD) | | |
| | Rs.5,000/- (Rupees Five Thousand Only) | 1,61,000/- (One Lakh Sixty One Thousand) | | |
| 1. MR./ MRS. MANISHA BADWAIK & MR./ MRS. Naresh Badwaik Loan account number/AP number: HL44AHLONS000005 069361) /AP-10164174 | 11.12.2024 And Rs. 1726337/- (Rupees Seventeen Lakh Twenty Six Thousand Three Hundred Thirty Seven Only) | All Piece And Parcel Of All That Piece And Parcel Of Land Bearing Of Apartment No B-2/302 Third Floor, Block No B2 Building No B, Carpet Area 26.466 Sq. Mtrs, Built Up Area 27.507 Sq. Mtrs, Sbu adm. 40.104 Sq. Mtrs, Clustur Known As Gokul, Portion Of Vrundavan Undivided 0.1667% Share & Intrest in land adm 9790.12 Sq Mtrs , Survey No.38/1, P H No.48, Mouza Waghdara Tq Hingana Dist Nagpur BOUNDARY:- Towards East: - Passage & Apartment No B-9 A-302 Towards West: - Building No 9-A Towards North: - Lift & Apartment B-9 A-304 Towards South: - Apartment No B-9A-308. | 30.07.2025 Physical | Rs.800000 /- (Rupees Eight Lakh Only) |
| | Bid Increase Amount | Earnest Money Deposit (EMD) | | |
| | Rs.5,000/- (Rupees Five Thousand Only) | Rs. 80,000/- (Rupees Eighty Thousand Only) | | |
| 1. MR./ MRS. SONULATA JITENDRA PATIYE, MR./ MRS. JITENDRA RAMESH PATIYE Loan account number/AP number: LA44VLLONS0000050 71409) /AP-10169594 | 14.01.2025 And Rs. 1682461/- (Rupees Sixteen Lakh Eighty Two Thousand Four Hundred Sixty One Only) | All Piece And Parcel Of Grampanchayat House No.128, Adm Area 1500 Sq. Ft. (139.36 Sq. Mtr) Built Up Area 125.42 Sq. Mtr.,mouza-khandalawad No.2, Near Ram Mandirgrampanchayat Khandala, Tah-mouda & Dist-bhanda Nagpurnagpur Boundary:- East-house Of Mr. Bandu Devchand Jambule, west-house Of Gangubai Ashok Narnaware, north-grampanchayat Road, south-agriculture Land | 01.08.2025 Physical | Rs.700000/- (Rupees Seven Lakh Only) |
| | Bid Increase Amount | Earnest Money Deposit (EMD) | | |
| | Rs.5,000/- (Rupees Five Thousand Only) | Rs. 70,000/- (Rupees Seventy Thousand Only) | | |
| 1. MR./ MRS. SUREKHA SUKHADEV ROHANKAR & MR./ MRS. SUKHADEV MAROTI ROHANKAR Loan account number/AP number: LA44VLLONS0000050 65806) /AP-10152541 | 14.01.2025 And Rs. 538895/- (Rupees Five Lakh Thirty Eight Thousand Eight Hundred Ninety Five Only) | All Piece And Parcel Of Grampanchayat House No.61, adm area 600 sq. ft. (55.74 sq. mtr) ward no. 3, Mouza- Takaliward No.2, Grampanchayat Takali (Bhansali) Tah And Dist-Nagpur BOUNDARY:- East of Kailash Rohankar, West- House of Mahadeo Lodhi, North-House of Road, | 29.07.2025 Physical | Rs. 100000/- (Rupees One lakh Only) |
| | Bid Increase Amount | Earnest Money Deposit (EMD) | | |
| | Rs.5,000/- (Rupees Five Thousand Only) | Rs. 10,000/- Ten Thousand Only) | | |

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|---|---|--|------------------------|--|
| MR./ MRS. Ratnmal Sanjay Chavhan & MR./ MRS. Sanjay Pralhad Chavhan Loan account number/AP number: HLWSCHLONS000005 093628 & LAWSVLLONS000005 113825) | 11.11.2024 And Rs. 75500/- (Rupees Seven Lakh Fifty Five Thousand Five Hundred Only) | Boundary- East- north-flat No-403,south-road All Piece And Parcel Of Malamata No. 544 Sq. Ft. & 106,its admeasuring area 544 Sq. Ft. & 106,its admeasuring area 50.55 sq.Mtrs. Ward Built up area 50.55 sq.Mtrs. Ward No.03,At Devthvana Khamb, Post Pangar Bandi, Tq Malegaon Dist Washim- Adm- 50.55 Sq Mtr. BOUNDARY- East Govt. Road. West Nirvuti Patil North Bhagwat Chavan South Govt, Road | 17.07.2025 Physical | Rs.400000/- (Rupees Four Lakh Only) |
| MR./ MRS. Pooja Rajesh Varma & MR./ MRS. Rajesh Ramsajivan Varma Loan account number/AP number: LANPVLLONS000005 127393 & HLNPSVLLONS000005 127390) | 12.02.2025 And Rs. 1974343/- (Rupees Nineteen Lakh Seventy Four Thousand Three Hundred Forty Three Only) | All Piece And Parcel Of Plot No.73 Eastern Part, Mouza Wanjari, Mouza No.383, Cisno.426, Kh. no.128,130, P.H. No. 17, Sheet no. 835/86, total admeasuring area 700.00 sq. ft. (65.03 sq. mtr) Sant Tajuddin Babas Co-Operative Housing Society Iahsil & District Nagpur - 440026 Nagpur BOUNDARY- East- Plot no. 72, West- remaining portion of plot no. 73 South- Plot no. 62, North- Road. | 29.04.2025 Physical | Rs.800000/- (Rupees Eight lakh Only) |
| MR./ MRS. SANGITA GANESH USARE & MR./ MRS. Ganesh Chandrabhan Usare Loan account number/AP number: HL44CHLONS000005 044695 & LA44CLLONS0000050 53439). /AP- 1009046/AP-1012426 | 11.12.2024 And Rs. 1354357/- (Rupees Thirteen Lakh Fifty Four Thousand Three Hundred Fifty Seven Only) | All Piece And Parcel Of Plot No.69, Adm 915 Sq Ft (85 Sq Mtrs), Kh No.134/1-2G & 14/2, Group A, P. H No.17, Cts No.227, Sheet No.877/43, Mouza-Kalamma, Tah & Dist-Nagpur-440026. BOUNDARY- East-Layout Road, West- Plot No.67, North-Other Layout, South-Plot No.68, | 01.08.2025 Physical | Rs.500000/- (Rupees Five lakh Only) |
| MR./ MRS. MAMATA HANSRAJ SHARMA & 2. MR./ MRS. PRAMOD MAROTRAO DAHAKE Loan account number/AP number: HL44CHLONS000005 071768 | 12.11.2024 And Rs. 1080332/- (Rupees Ten Lakh Eighty Thousand Three Hundred Thirty Two Only) | All Piece And Parcel Of Plot No.42/2 Part,Area Admeasuring about 580 Sq.Mtr.Mouza-Bhosa Sr No.53/1,Gat No. 11,Dehankar Layout, Near Water TANK Tah & Dist-Yavatmal MH 445001 Yavatmal BOUNDARY- East-House On Part Plot No. 42,West-House On Plot No. 41,North-House On Part Plot No. 42, South-Road | 29.04.2025 Physical | Rs.800000/- (Rupees Eight lakh Only) |
| MR./ MRS. SHUBHANGI GUNVANT YESEKAR & MR./ MRS. GUNVANT SUBHASH YESEKAR Loan Account number/AP number: HLCNCHLONS000005 086618/AP-10208778 | 10.07.2024 And Rs. 1909222/- (Rupees Nineteen Lakh Nine Thousand Two Hundred Twenty Two Only) | All That Piece & Parcel Of Land Bearing Layout Plot No. 24 & 33, Survey No. 11/4, Admeasuring 406.25 Sq.mtr. Situated At Mouje – Urja Nagar, T. S. No. 11, Tq. & Dist. Chandrapur, Within The Limits Of Grampanchayat Urja Nagar, Tah & Dist Chandrapur. A Flat No. F-401 Situated On The Fourth Floor Having Built Up Area 810.09 Sq. Ft. (75.26 Sq. Mtrs.) & Super Build Up Area 972.11 (90.312 Sq.mtr) (hereinafter Called As The Subject) | 23.11.2024 Physical | Rs. 900000/- (Rupees Nine Lakh Fifty Only) |
| Property) Is Constructed Upon The Above Said Plot No 24 & 33, As Per Plan Sanctioned By Grampanchayat Urja Nagar, Tah & Dist Yavatmal, Vide Sanction Of Building Permit And Commencement Letter No. 2224/2011 On Dated 01/10/2011 And The Project Known As "ridhi Apartment 3" Residential Apartment Along With 25.39 Sq.mtr. (proportionate) Undivided Share & Interest In The Aforesaid Plot. Boundary- East- Layout Plot No. 25 & 34, West- Layout Plot No. 23 & 32, North- 4.5 Mtr Layout Road, South- 9 Mtr Layout Road. | Bid Increase Amount | | Bid Increase Amount | Bid Increase Amount |
| 1. MR./ MRS. Mamta Dharmik & MR./ MRS. Mahendra Dharmik Loan account number/AP number: HL44HLLONS0000050 45466 /AP-10100590 | 17.06.2024 And 847634/- (Rupees Eight Lakh Forty Seven Thousand Six Hundred Thirty Four Only) | All Piece And Parcel Of grampanchayat house no-1042(New) phk no-17 mouza Dhapewada (bu), Old House No-546 Adm- 111.48 Sq Mtr(1200 Sq Ft) Built up area 55.74110 Sq Mtr (600 Sq Ft).Ward No-3, grampanchayat Dhapewada tah Kalmeshwar Dist Nagpur, Maharashtra BOUNDARY- East- House of Alka Dharmik & Road , West House of Sudhakar Punikar, North House Of Surandra Dhakate , South- House of Pramod Chaliwar | 08.04.2025 Physical | Rs.700000/- (Rupees Seven Lakh Only) |
| 1. MR./ MRS. VANDANA HEMRAJ KHARTAD & MR./ MRS. AKSHAY KHARTAD Loan account number/AP number: HLCNCHLONS000005 039047 /AP-10084093 | 06.03.2024 And Rs. 1167522/- (Rupees Eleven Lakh Sixty Seven Thousand Five hundred Twenty Two Only) | All that Piece and Parcel of 38 sq mtr out total land area 1348 Sq. Mtr, of plot no. 7 to 14 out of survey no. 122 and construction of flat no 24 on 2'd floor Raj Nagar Block no E and having built-up area 38 Sq. Mtr. , situated at Mouza Bor Rith , Tah. & Dist : Chandrapur. BOUNDARY- Towards East :- 9 Mtr Lay out Road, Towards West : - 15 Lay out Road, Towards North : - 12 Lay out Road, Towards South : - 6 Lay out Road. | 29.04.2025 Physical | Rs.400000/- (Rupees Four Lakh Only) |
| | Bid Increase Amount | | | Bid Increase Amount |
| | Rs.5,000/- (Rupees Five Thousand Only) | | | Rs. 40,000/- (Rupees Fourty Thousand Only) |

| Date and Time of Inspection of the property | EMD Deposition Last Date | Date and Time of Auction |
|---|--------------------------|--------------------------|
| 13.11.2025 | 14.11.2025 | 15.11.2025 |

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. **Branch Office :-** India Shelter Finance Corporation Limited.tanvi Arcade, Ground Floor Shop No.2 Satellite Tower Near Icici Bank,jaistambh Chowk,gondia-441601,maharashtra, **Branch Office :-** India Shelter Finance Corporation Limited. Patani Commercial Complex, Wing D, Shop No-29 -30 , Patani Square, Risod State Highway, Washim- 444505. **Branch Office :-** India Shelter Finance Corporation Limited. 2nd Floor Kakina Complex Gandhi Nagar,arvi Naka Road Wardha-442001. **Branch Office :-** Tanvi Arcade, Shop No.19,20, Darda Police Station, Darwha Road, Yawatmal 445001 Maharashtra.

Place of Auction: Branch Office :-India Shelter Finance Corporation Limited, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, Maharashtra. **Branch Office :-** India Shelter Finance Corporation Limited,tanvi Arcade, Ground Floor Shop No.2 Satellite Tower Near Icici Bank,Jaistambh Chowk,gondia-441601,maharashtra, **Branch Office :-** India Shelter Finance Corporation Limited, Patani Commercial Complex, Wing D, Shop No-29-30, Patani Square, Risod State Highway, Wadham-445005, **Branch Office :-** India Shelter Finance Corporation Limited, 2nd Floor, Kalki Complex Gandhi Nagar,arvi Naka Road Wardha-442001, **Branch Office :-**Tanvi Arcade, Shop No.19, 20, Darda Nagar, Opp. Banwala Road, Yawatmal 445001 Maharashtra.

Mode Of Payment :- All payment shall be made by demand draft in favor of **India Shelter Finance Corporation Ltd.** For detailed terms and condition of the sale, please refer to the **Secured Creditor's website** www.indiashelter.com

For detailed terms
Authorized Officer.

Place: Maharashtra

Date: 26.10.2025

For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453)