

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana Branch Office: India Shelter Finance Corporation Limited. P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA, India Shelter Finance Corporation Limited, Patani Commercial Complex, Wing D, Shop No-29-30, Patani Square, Risod State Highway, Washim- 444505, -India Shelter Finance Corporation Limited. Office No 102 Shree Laxmi Chambers Chandrapur - 442401 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 : 10.07.2024 And Rs. 901158/- (Rupees Nine Lac One Thousand One Hundred Fifty Eight Only)	Date and Type of Possession : 05.10.2024 Symbolic	Reserve Price : 12,72,500/- (Rupees Twelve Lakh Seventy Two Thousand Five Hundred Only)	Date and Time of Inspection of the property : 11.06.2025
MR./ MRS. ASMITA ASHOK BENDRE & MR./ MRS. ASHOK RAMKRUSHANA BENDRE, Loan account number/AP number: LAWSCLLONS000005038224 & HLWSCHLONS000005038423/AP- 10076419 & AP-10078923	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs. 1,27,250/- (Rupees One Lakh Twenty Seven thousand Two Hundred Fifty Only)	EMD Deposition Last Date : 12.06.2025

Description of the Immovable Property/ Secured Asset: All Piece And Parcel Of All The Part And Parcel Of Field Survey No. 204, Plot No. M 08, Area 1237.00 Sq. Fts. Situated At Ward No. 17, M.C. Mangarulpur Tq. Mangarulpur Dist. Washim Having Total Area Of Property 1237.00 Sq. Fts. Situated At Mangarulpur Tq. Mangarulpur Dist. Was BOUNDARY: East-Plot Of Mr. Sahebrao Bendre, West-Plot Of Mr. Santosh Raut, North-Plot Of Mr. Dr. Waghmare, South-Road

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 09.08.2024 And Rs. 2057188/- (Rupees Twenty Lakh Fifty Seven Thousand One Hundred Eighty Eight Only)	Date and Type of Possession : 14.11.2024 Symbolic	Reserve Price : Rs. 25,63,700/- (Rupees Twenty Five lakh Sixty Three Thousand Seven Hundred Only)	Date and Time of Inspection of the property : 11.06.2025
MR./ MRS. KAMALKAUR AZADSINGH TAAK & MR./ MRS. AZADSINGH TAAK Loan Account number/AP number: LACNCLLONS000005 052624/AP-10122523	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs. 2,56,370/- (Rupees Two Lakh Fifty Six Thousand Six Hundred Seventy Only)	EMD Deposition Last Date : 12.06.2025

Description of the Immovable Property/ Secured Asset: All Piece And Parcel Of Plot No.20, Survey No.10/1, Mauza-Chinchala, Tah. Chandrapur, Dist. Chandrapur-land area 167.15 Sq.Mt BOUNDARY:-Towards East_ Layout Plot no-21, Towards West: -9 Mtr. Layout Road Towards North:- Layout plot no.25, Towards South: 9 Mtr. Layout Road

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 11.10.2024 And Rs. 2021805/- (Rupees Twenty Lakh Twenty One Thousand Eight Hundred Five Only)	Date and Type of Possession : 28.12.2024 Symbolic	Reserve Price : Rs. 17,61,800/- (Rupees Seventeen Lakh Sixty One Thousand Eight Hundred Only)	Date and Time of Inspection of the property : 11.06.2025
MR./ MRS. Rani Vikram Karnewar & MR./ MRS. Vikram Mangalrao Karnewar, Loan Account number/AP number: 8 HLCONHLONS000005070293/HLC NAHLONS000005070383/AP- 10168868 & AP-10169772	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD) : Rs. 1,76,180/- (Rupees One Lakh Seventy Six Thousand One Hundred Eighty Only)	EMD Deposition Last Date : 12.06.2025

Description of the immovable Property/ Secured Asset: All Piece And Parcel Of Flat No. Tf-1/2 On Third Floor in Known & Stayled "SOMANI
COMPLEX" plot No 1, Survey No.102/1, Mauza Bamni, Near GN College, Tah. Ballarpur Dist. Chandrapur Mh 442401 BOUNDARY:- East-Flat
No. T1-2/4 West-Flat No Tf-1/3 North-Layout Road, South-Corridor.

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date and Amount : 11.10.2024 And Rs. 2198418/- (Rupees Twenty One Lakh Ninety Eight Thousand Four Hundred Eighteen Only)	Date and Type of Possession : 27.12.2024 Symbolic	Reserve Price : Rs. 30,00,000/- (Rupees Thirty Lakh Only)	Date and Time of Inspection of the property : 11.06.2025
MR./ MRS. Vaishali Bhagwat Balpande & MR./ MRS. Bhagwat Gomaji Balpande, & MR./ MRS. RAHUL SHRAVAN ZODAPE, Loan Account number/AP number: HL44CHLONS0 00005031265/AP-10055824	Bid Increase Amount : Rs. 5,000/- (Rupees Five Thousand Only)		Earnest Money Deposit (EMD): Rs. 3,00,000/- (Rupees Three Lakh Only)	EMD Deposition Last Date : 12.06.2025

Description of the Immovable Property/ Secured Asset: All that piece and parcel of the land bearing Mouza- Babulkheda, P. H. No. 39, ward No. 14, Kh. No.4311, Sheet No. 279134 &38, City Survey No. 3537, Plot No. 85 (West Part), 85 East Part) & 86, House No. 4083/A/8s/A & 4083/4/85, 8083/4/86 total Ad measuring 4800.00sq ft. {445.926sq mtrs } there on constructed R.C.C. superstructure Known and styled as at the land together with undivided proportionate 12.29Yo of share and interest on "SAI ARCADE" Comprising Apartment No. 301 situated at Third floor in having Carpet Area total ad-measuring 77.729Sq mt. Tahsil & Dist- Nagpur. BOUNDARY:- East-Plot No. 87, West- Flat No. 302, North-18 Mtrs Wide Road, South-Plot No. 70 & 71

Place of EMD Deposition /Place of Auction: India Shelter Finance Corporation Limited. P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA, India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM- 444505, -India Shelter Finance Corporation Limited. Office No 102 Shree Laxmi Chambers Chandrapur - 442401 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 Authorized Officer.

PLACE: Maharashtra
DATE: 24.05.2025

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

FOR INDIA SHELTER FINANCE CORPORATION LTD
(AUTHORIZED OFFICER)