

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, Grampanchayat	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)		

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

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

For detailed terms &
conditions see
Authorized Officer.

Authorized
Place: Maharashtra

Place: Marigot
Date: 26.10.2025

Date: 2011

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

FOR INDIA SHELTER FINANCE CORPORATION LTD
(AUTHORIZED MEMBER)
Char Hurde (+91 7350002453)