

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 14-05-2026 From 10:00 Am To 5:00 Pm	EMD Deposition Last Date 16-05-2026 5:00 Pm	Date and Time of Auction 18-05-2026 From 10:00 AM To 5:00PM
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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
MR./ MRS. . Geeta Kundanlal Mardana & MR./ MRS.Kundanlal Chotelal Mardana Loan Account number/AP number: HL44CHLONS0000050 28833/AP-10048951	11.10.2024 And Rs. 1441522/- (Rupees Fourteen Lakh Forty One Thousand Five Hundred Twenty Two Only)	All Piece And Parcel Of the land Bearing of mouza :-Bhilgaon, Grampanchyat Bhilgaon P.H, No.15 Kh.No.123 ,Plot No.1 & 2 Admeasuring area 1169.782 Sq.Mtrs theron on Constructed RCC Superstructure Known and Stayled as the land together with Undivided Proportionate 3.854% of shares & intrest on "CROWN PALACE" Comparising Apartment No.405, Situated at 4th Floor in having Build Up Area total ad measuring 56.350 Sq.mtrs. Tah. Kamptee, Dist Nagpur.	04-09-2025 Physical	Rs. 5,20,000/- (Five Lakh Twenty Thousand Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)		BOUNDARY:- East-Road, West- Flat No-406, North-Flat No-403, South-Road	Earnest Money Deposit (EMD) Rs. 52,000/- (Rupees Fifty-two thousand Only)	

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

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 Mr. Tushar Hurde, Mobile No.8956559300 Authorized Officer.

PLACE: Maharashtra,
DATE: 30.04.2026

Authorised Officer,
India Shelter Finance Corporation Limited