

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 :- Office No 102 Shree Laxmi Chambers Chandrapur - 442401 Maharashtra, 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, Yavatmal 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
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 Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 90,000/- (Rupees Ninety Thousand 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.

Mr./ Mrs. Mamta Dharmik & Mr./ Mrs. Mahendra Dharmik Loan account number/AP number: HL44HLLONS000005 045466 /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)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 70,000/- (Rupees Seventy Thousand 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-bhosra 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)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 80,000/- (Rupees Eighty Thousand Only)

Mr./ Mrs. Ashwini Gajendra Vaidya & Mr./ Mrs. Gajendra Marotrao Vaidya Loan account number/AP number: LA44VLLONS000005 099208/AP-10235935	09.08.2024 And Rs. 1669821/- (Rupees Sixteen Lakh Sixty Nine Thousand Eight Hundred Twenty One Only)	All Piece And Parcel Of Nazul Sheet No.2, Nazul Plot no. 270, area admeasuring about 65.90 sq.mtr. (i.e. 709.08 sq.ft.) and construction thereon of house, Situated at Mauje Ralegaon, Tq. Ralegaon Dist. Yavatmal. BOUNDARY:- East Common Road West House belongs to Sudhakar Raut North Cement Road South House belongs to Prabhakar Kopare	28.02.2025 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)

Mr./ Mrs. Sangita Ganesh Usare & Mr./ Mrs. Ganesh Chandrabhan Usare Loan Account number/AP number: HL44CHLONS000005044695 & LA44CLLONS000005053439. / AP-10099046/ 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 & 141/2,group A, P H No.17, Cts No 227, Sheet No.877/43, Mouza-kalamna,, 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)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs. 50,000/- (Rupees Fifty Thousand Only)

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 2d 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 Layout Road. Towards South :- 6 Lay Out Road.	29.04.2025 Physical	Rs.400000/- (Rupees Four Lakh Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees five Thousand Only)			Rs. 40,000/- (Rupees Forty Thousand Only)

Mr./ Mrs. Yogita Sevak Bajaj & Mr./ Mrs. Sevak Bhagvandas Bajaj Loan Account number/AP number: HL44CHLONS000005 076737/AP-10182316	10.07.2024 And Rs. 1633732/- (Rupees Sixteen Lakh Thirty Three Thousand Seven Hundred Thirty Two Only)	All That Pieces And Parcel Of Land Bearing Mauza- Warud, Tah- And Dist-wardha, Comes Under Gram Panchayat Warud,ward No. 3 And House No. 377 Having Area 74.32 Sq. Ml. i.e. 800.00 Sq. Ft Boundary:- East- House Of Mr. Baban Tadas, West- Road, North- House Of Mr. Dilip Thavkar, South- House Of Mr. Abhimaan Urkude.	15.03.2025 Physical	Rs. 900000/- (Rupees Nine Lakh Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs. 5,000/- (Rupees Five Thousand Only)			Rs. 90,000/- (Rupees Ninety Thousand Only)

Date and Time of Inspection of the property	EMD Deposition Last Date	Date and Time of Auction
09.12.2025	10.12.2025	11.12.2025

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 :- Office No 102 Shree Laxmi Chambers Chandrapur - 442401 MAHARASHTRA, 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, Yavatmal 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 :- Office No 102 Shree Laxmi Chambers Chandrapur - 442401 MAHARASHTRA, 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, Yavatmal 445001 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.indiashtelter.in or contact Authorized Officer.

PLACE: Maharashtra
DATE: 22.11.2025

FOR INDIA SHELTER FINANCE CORPORATION LTD
(AUTHORIZED OFFICER)

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