

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
04/07/2026 From 10:00 Am to 5:00 Pm

EMD Deposition Last Date
06/07/2026 Till 5:00 PM

Date and Time of Auction
07/07/2026 From 10:00 Am to 5:00 Pm

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. Pramila Ishwar Urkude, MR./ MRS. Ishwar Mahadev Urkude & MR./ MRS. Mukesh Ishwar Urkude Loan account number/AP number: LA44VLLONS00000508 3561/AP-10201151	12.02.2025 Rs. 754994/- (Rupees Seven Lakh Fifty Four Thousand Nine Hundred Ninety Four Only)	All Piece And Parcel Of Grampanchayat House No.187, Mouza-Pipra ward No.3, Admeasuring area 1200 sq. ft. (RCC 575 sq. ft. (53.43 sq. mtr) Open land Adm 625 sq. ft. (58.5 sq. mtr) Tumsar Pipra Road, Near Hanuman Mandir, Pipratah-Tumsar & Dist-Bhandara Nagpur BOUNDARY:- East-Tumsar Pipra Road ,West-H/o Hiralal Sarote,North-Open Plot of Pramila Urkude ,South-H/o Fulchand Badwaik	23.03.2026 Physical	Rs.600000/- (Rupees Six Lakh Only)
		Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only)		

Place of EMD Deposition:- Plot No.210 1st.Floor Above Sadhana Sahakari Housing Society Tiranga Chowk Nandanvan Nagpur-440009 Maharashtra & **Place of Auction:-** Ground Floor Shop No.2 Satelite Tower Near ICICI Bank, Jaistambh Chowk, Gondia-441601, Maharashtra.

Mode Of Payment :- All payment shall be made by demand draft in favour of India Shelter Finance Corporation Limited.

For Detailed Terms And Condition Of The Sale, Please Refer To The Secured Creditor's Website Wwww.Indiashelter.in Or Contact Mr. Tushar Hurde (+91 7350002453) Authorized Officer.

PLACE: Maharashtra, DATE: 19/06/2026

Authorised Officer, India Shelter Finance Corporation Limited