

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, Darwaha 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.

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. Gumbabai Shesaroji Mundafale & Mr./ Mrs. Amol Sheshraoji Mundafale & Mr./ Mrs. Komal Amol Mundafale Loan account number/AP number: HL44CHLONS000005 093955 /AP-10224850	12.05.2025 Rs. 661275.32/- (Rupees Six Lakh Sixty One Thousand Two Hundred Seventy Five and Thirty Two Paise) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Malmatta No. 86, ward no. 3, Maoza no. 52, P. h. no. 9, adm area 800 sq. ft. (74.34 sq. mtrs) Mouza Khandala (Bu) -Tahsil Narkhed, District Nagpur-441304Nagpur BOUNDARY:- East-Road ,West- House of Ujjawala Borkute North-House of Yogesh Mudafale, South-House of Jagan Mundafale	07.10.2025 Physical	Rs. 665000/- (Rupees Six Lakh Sixty Five Thousand Only) Earnest Money Deposit (EMD) Rs. 66,500/- (Rupees Sixty Six Thousand Nine Five Hundred Only)
1. Mr./ Mrs. Mangala Rajsingh Varma & Mr./ Mrs. Yash Rajsingh Varma Loan account number/AP number: HL44CHLONS000005 104759 /AP-10249066	12.05.2025 Rs. 1824845/- (Rupees Eighteen Lac Twenty Four Thousand Eight Hundred Forty Five Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Plot no.32, Darshana Sarkari Grahniyan sansthan Maryadit ,Ph. no.11.Kh no.101/1, Sheet no.682/51, CTS no.109, Total Admeasuring area 1500.00 sq. ft. Tahsil & District Nagpur 440026 BOUNDARY:- East-Plot No. 47, West- Road, South Plot No. 33, North- Plot No. 31.	05.09.2025 Symbolic	Rs. 17,26,000/- (Rupees Seventeen Lakh Twenty Six Thousand Only) Earnest Money Deposit (EMD) Rs. 1,72,600/- (Rupees One Lakh Seventy Two Thousand Six Hundred Only)
1.Rajni Ganesh Chavre & Shailendra Chavre & Rajendra Chavre & Ganesh Chavre Loan account number/AP number: HL2000003097 /AP-0319390	12.09.2018 Rs. 522967/- (Rupees Five Lakh Twenty Two Thousand Nine Hundred and Sixty Seven Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All That Piece And Parcel Of Property Bearing Mouza Naari, Plot No. 432/c, K.h.no. 136, Ward No. 57, Admeasuring 290 63sq Ft(27.00 Sq. M.) Dist. Nagpur Boundary:- East- Plot No. 432/d, West- Plot No. 432/b, North-Road, Souh-Plot No. 404	11.03.2024 Physical	Rs. 604200/- (Rupees Six Lakh Four Thousand Two Hundred Only) Earnest Money Deposit (EMD) Rs. 60,420/- (Rupees Sixty Thousand Four Hundred Twenty Only)
1.Revta Shevare & Yogesh Shevare Loan account number/AP number: HL44CHLONS000005 008110/AP-10014703	12.06.2021 Rs. 776778.17/- (Rupees Seventy Seven Lakh Six Thousand Seven Hundred Seventy Eight and Seventeen Paise) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All That Piece And Parcel Of Property Bearing Mouza beltarodi PH NO 38 KH NO 81, Plot No. 18, Nagpur MH 440015 Area of property 750 SQ. FT (69.67 SQ. MT), BOUNDARY:- East- Road, West- Plot No. 15A & 16A, North- Plot No. 19 A, Souh- Remaining part of Plot No. 18A	23.01.2023 Physical	Rs. 950000/- (Rupees Nine Lakh Fifty Thousand Only) Earnest Money Deposit (EMD) Rs. 95,000/- (Rupees Ninety Five Thousand Only)
1. Mr./ Mrs. Sandip Sidam & Mr./ Mrs. Legal Heir Of Late Sh. Suraybhan Shidam & Mr./ Mrs. Legal Heir Of Late Smt. Tal Sidam Loan account number/AP number: HL1900001409 /AP-024568	24.04.2024 Rs. 248966/- (Rupees Two Lakh Forty Eight Thousand Nine Hundred Sixty Six Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Mauza Wadgaon Road, Tq & Dist Yavatmal Sy. No.33/1, Plot No. 27 (Eastern Side) Ward No. 06, House No.44, Ad. Area 1506.00 Sq. Ft. I.E. 140.00 Sq. Mtr. BOUNDARY: East-Layout Plot No 26, West- Remaining Portion Of Plot No.27, North- Layout Plot No.17, Soth- Layout Road.	16.05.2025 Physical	Rs. 1200000/- (Rupees Twelve Lakh Only) Earnest Money Deposit (EMD) Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)
Mr./ Mrs. Sangita Ganesh Usare & Mr./ Mrs. Ganesh Chandrabhushan Usare Loan account number/AP number: HL44CHLONS000005 044695 & LA44CLLONS000005 053439/ /AP-10099046/ AP-1012426	11.12.2024 And Rs. 1354357/- (Rupees Thirteen Lakh Fifty Four Thousand Three Hundred Fifty Seven Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Plot No.69, Adm 915 Sq Ft(85 Sq Mtrs) 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. 550000/- (Rupees Five lakh Only) Earnest Money Deposit (EMD) Rs. 55,000/- (Rupees Fifty Thousand Only)
1.Mr/Mrs Satyafula Atakare & Mr/mrs Rupesh Atakare Loan account number/AP number: HL2000004552/ AP-0411079	07.02.2018 Rs. 5,29,962/- (Rupees Five Lakh Twenty Nine Thousand Nine Hundred and Sixty Two Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All That Piece And Parcel Of Property Bearing Mouza Manevada Ward No. 14, PH. NO. 39, KH. NO. 38, Plot No.116 Total Admeasuring 750 SQ. FT (69.62 SQ. MT) House No. 6263 Tahsil & District Nagpur BOUNDARY:- East-Farm Of Shri Naik, West-Road, North-Road, Souh- Plot No. 117	06.05.2022 Physical	Rs. 1189000/- (Rupees Eleven Lakh Eight Thousand Nine Hundred Only) Earnest Money Deposit (EMD) Rs. 1,18,900/- (Rupees One Lakh Eighteen Thousand Nine Hundred Only)
1.Mrs.shakila Shekh & Mr.vahid Shekh Loan account number/AP number: HL1700000471 /AP-0143533	20.06.2022 Rs. 275487.87/- (Rupees Two Lakh Seventy Five Thousand Four Hundred Eighty Seven Paise Eighty Seven Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All That Piece And Parcel Of Property Bearing Mouza No-224 P H No-15, K H No-24/1 New Kh No-95/1 Plot No-16, G.P. Kanhan Pipari Tehsil Parseoni BOUNDARY:- East- Plot No. 18, West- Plot No. 14, North- 15 Fts. Wide Road, South- Open Space	10.07.2025 Physical	Rs. 200000/- (Rupees Two Lakh Only) Earnest Money Deposit (EMD) Rs. 20,000/- (Rupees Twenty Thousand Only)
Mr./ Mrs. Shubhangi Gunvant Yesekar & Mr./ Mrs. Gunvant Subhash Yesekar Loan Account number/ AP number: HLCNCHLONS00000 0005086618/ AP-10208778	10.07.2024 And Rs. 1909222/- (Rupees Nineteen Lakh Nine Thousand Two Hundred Twenty Two Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand 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 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.	23.11.2024 Physical	Rs. 900000/- (Rupees Nine Lakh Only) Earnest Money Deposit (EMD) Rs. 90,000/- (Rupees Ninety Thousand Only)
1. Mr./ Mrs. Vandana Hemraj Khartad & Mr./ Mrs. Akshay Khartad Loan account number/AP number: HLCNCHLONS00000 5039047 /AP-10084093	06.03.2024 And Rs. 1167522/- (Rupees Eleven Lakh Sixty Seven Thousand Five hundred Twenty Two Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only)	All That Piece And Parcel Of Land Total Land Area 1348 Sq. Mtr, of Out 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) Earnest Money Deposit (EMD) Rs. 40,000/- (Rupees Forty Thousand Only)
Mr./ Mrs. Yogita Sevak Bajaj & Mr./ Mrs. Sevak Bhagvandas Bajaj Loan Account number/ AP number: HL44CHLONS00000 076737/AP-10182316	10.07.2024 And Rs. 1633732/- (Rupees Sixteen Lakh Thirty Three Thousand Seven Hundred Thirty Two Only) Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand 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. Mtr. 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) Earnest Money Deposit (EMD) Rs. 90,000/- (Rupees Ninety Thousand Only)

Date and Time of inspection of the property EMD Deposition Last Date Date and Time of Auction

30.12.2025

31.12.2025

01.01.2026

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, Darwaha 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, Darwaha 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.indiashelter.in or contact Authorized Officer.

PLACE: Maharashtra

DATE: 14.12.2025

FOR INDIA SHELTER FINANCE CORPORATION LTD

(AUTHORIZED OFFICER)

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