

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 27-03-2026, 11.00 am to 5.00 pm		EMD Deposition Last Date 28-03-2026, 6.00 pm	Date and Time of Auction 30-03-2026, 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. Sarita Ganesh Vankar & MR./ MRS. Ganesh Mahadev Wankar HLCNAHLNS0000050 56598 /AP-10131476	12.02.2025 Rs. 2298982/- (Rupees Twenty Two Lakh Ninety Eight Thousand Nine Hundred Eighty Two Only)	All Piece And Parcel Of Sheet No.7, Survey No. 18/224,18/224, Ph No.17, admeasuring area 111.48 sq.mtr Mauza-Ballarpur, Balaji Ward, Tah.Ballarpur, Dist.Chandrapur Mh 442701 BOUNDARY:- East-Road, West- House Of Mr. Mahadev Bele, North-House Of Mr. Satpute, South-Open Land,	22.01.2026 Physical	Rs.15,15,000/- (Rupees Fifteen Lakh Fifteen Thousand Only)	
					Earnest Money Deposit (EMD) Rs. 1,51,500/- (Rupees One Lakh Fifty One Thousand Five Hundred Only)
					Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only)
Place of EMD Deposition:- Place of Auction: India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401 MAHARASHTRA					
MR./ MRS. SUJATA SHASHIKANT PACHBHAI & LEGAL HEIR OF LATE SH. SHASHIKANT BHAURAO PACHBHAI HLCNAHLNS0000050 72750 /AP-10172573	22.07.2024 Rs. 2338862/- (Rupees Twenty Three Lakh Thirty Eight Thousand Eight Hundred and Sixty Two Only)	All Piece And Parcel Of the land Bearing of Flat No. 108 On Forst Floor At Pande Regency, Plot No.2/1/10-11-12-31-32-33 Survey No. 4/2, Village No.337, Mauza - Wani, Tah. Wani, Dist- Yavatmal Mh 445304 Yavatmal Boundary:- East- flat No. 101 and Flat No. 102, West- 9 Meter Layout Road, North-Plot No. 2/1/30, South-Flat No. 107	10.02.2026 Physical	Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)	
					Earnest Money Deposit (EMD) Rs. 2,64,520/- (Rupees Two lakh Sixty Four Thousand and Five Hundred and Twenty Only)
					Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only)
Place of EMD Deposition:- Place of Auction: Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwha Road, Yavatmal 445001 Maharashtra					
MR./ MRS. RAJANI RAMESHWAR PARDHI & MR./ MRS. KAPIL RAMESHWAR PARDHI & MR./ MRS. ABHISHEKH RAMESHWAR PARDHI LA44VLLNS00000506 5888/AP-10155401	10.07.2024 Rs. 11,00,245/- (Rupees Eleven Lakh Two Hundred Forty Five Only)	All Piece And Parcel Of Plot No.104, Adm 600 Sq.ft. House No.1764/A/104, Ward No.21, Mouza Bhandewadi, Kh. no20, Ph.No.34, Gokhale Layout Bhandewadi, Tah & Dist. Nagpur BOUNDARY:- East-Plot No.111, West- 20 ft Wide Road, North-Plot No.103, South-Plot No.105,	23.12.2025 Physical	Rs. 12,35,000/- (Rupees Twelve Lakh Thirty Five Thousand)	
					Earnest Money Deposit (EMD) Rs. 123500/- (Rupees One Lakh Twenty Three Thousand Five Hundred Only)
					Bid Increase Amount Rs.5,000/- (Rupees Five Thousand Only)
Place of EMD Deposition:- Place of Auction: 1. India Shelter Finance Corporation Limited, Plot No. 210, 1st floor above Sadhana Sahakari Housing Society Tiranga Chowk Nandanvan Nagpur-440009 2.P. No. 210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA					
MR./ MRS. UMA ARUPKUMAR JANA & MR./ MRS. ARUPKUMAR BALARAM JANA HL44CHLNS0000050 78782/ AP-10191376	11.11.2025 Rs. 2242405/- (Rupees Twenty Two Lakh Forty Two Thousand Four Hundred Five Only)	All Piece And Parcel Of Plot No.40 & 40-A, Adm Area 120.81 Sq Mtr (1300 Sq Ft) Mouza-Kalamna, Kh.no.3/6 & 4/6 (Old) 3/4/3/6/4/6 (New) Adm Area 0.85 H R having CTS No.9 & 10, Sheet No.841/27, PH.No.17, Bajpai Nagar, Kalamna, Tah & Dist-Nagpur Maharashtra BOUNDARY:- East - Plot No.41 & 41A, West- Road North-Road, South-Plot No.39	30.01.2026 Symbolic	Rs.25,23,000/- (Twenty Five Lakh Twenty Three Thousand Only)	
					Earnest Money Deposit (EMD) Rs.252300/- (Rupees Two Lakh Fifty Two Thousand Three Hundred Only)
					Bid Increase Amount : Rs.5,000/- (Rupees Five Thousand Only)
Place of EMD Deposition:- Place of Auction: 1. India Shelter Finance Corporation Limited, Plot No. 210, 1st floor above Sadhana Sahakari Housing Society Tiranga Chowk Nandanvan Nagpur-440009 2.P. No. 210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, 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 www.indiashelter.in or contact Mr. Tushar Hurde, Mobile No.8956559300 Authorized Officer.					
PLACE: Maharashtra, DATE: 22.02.2026		Authorised Officer, India Shelter Finance Corporation Limited			