

Branch Office : Shop No.7 & 8 Vimaco Tower, Opp Usmaniya Masjid , Bus Stand Road, Amravati-446001 Maharashtra

Branch Office: Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 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.

| Date and Time of Inspection of the property | EMD Deposition Last Date | Date and Time of Auction | | |
|--|---|---|-----------------------------|--|
| 27-12-2025 | 29-12-2025 | 30-12-2025 | | |
| 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 |
| Rekha Ravindra Bargaje & Jay Ravindra Bargaje Laon number/AP number: LA44CLLONS000005049 382 & HL44CHLONS00000504 6896/ AP-10101186 & AP- 10105282 | 12/06/2025 And Rs. 2375269/- (Rupees Twenty Three Lakh Seventy Five Thousand Two Hundred Sixty Nine Only) | All Piece And Parcel Of PLOT NO 68, F.S.NO 390/1 Adm Area 150 Sq Mtr i.e 1614 Sq Ft MOUZA- SHEGAON TQ SHEGAON DIST BULDHANA MH - 444203 Bounded as under:- East-plot no. 67, West- plot no. 69, North-Lay Out road, South-plot no. 56-B and 57-A, Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only) | 16/10/2025 Symbolic | Rs.2580000/- (Rupees Twenty Five Lakh Eighty Thousand Only) Earnest Money Deposit (EMD) Rs.258000/- (Rupees Two Lakh Fifty Eight Thousand Only) |
| Sikha Shambhunath Samant & Shambhunath Sheetal Samant Laon number/AP number: LA44VLLONS0000050 83925/ AP-10199430 | 12/08/2025 And Rs. 1854662/- (Rupees Eighteen Lakh Fifty Four Thousand Six Hundred Sixty Two Only) | All Piece And Parcel Of Plot No 23 (West Side), Adm Area 95.42 Sq Mtr (1026.71 Sq Ft) Survey No. 7/2, (As Per 7 /12 Extract Survey No. 7/2/2/23) Hanuman Nagar, Murtizapur Road,, Mouja -Bhilkeda Pragane -Karanja Lad, Dist Washim, 444105 Maharashtra Bounded as under:- East-House Devratpal Maltipal, West-Service Line, North-House Of Ashru Lokhande Plot No.24, South-House Of Ratndeep Kathane Plot No.22 Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only) | 24/10/2025 Symbolic | Rs.1920000/- (Rupees Nineteen Lakh Twenty Thousand Only) Earnest Money Deposit (EMD) Rs.192000/- (Rupees One Lakh Ninety Two Thousand Only) |

Place of EMD Deposition:- India Shelter Finance Corporation Ltd, Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 Maharashtra **Place of Auction:** India Shelter Finance Corporation Ltd, Office No.220, Yamuna Tarang Complex, 3rd Floor, Near NH 06, Vidyanagar, Akola 444001 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 Prakash Tandulkar 7447426676 Authorized Officer,

PLACE: Maharashtra,
DATE: 25.11.2025

Authorised Officer,
India Shelter Finance Corporation Limited