

**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 11-03-2026, 11.00 am to 5.00 pm	EMD Deposition Last Date 12-03-2026, 6.00pm	Date and Time of Auction 13-03-2026, 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. SANGITA GANESH USARE & MR./ MRS. GANESH CHANDRABHAN USARE HL44CHLONS 000005044695 & LA44CLLONS000005053439) /AP-10099046/AP-1012426	11.12.2024 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 - Kalamnia, Tah & Dist-Nagpur-440026. East-Layout Road, West - Plot No.67, North - Other Layout, South-Plot No.68,	01.08.2025 Physical	Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
		<b>Bid Increase Amount</b> Rs.5,000/- (Rupees Five Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs. 45,000/- (Rupees Forty Five Thousand Only)	
MR./ MRS. GUMFABAI SHESARAQIII MUNDFALE & MR./ MRS. AMOL SHESHRAQIII MUNDFALE & MR./ MRS. KOMAL AMOL MUNDFALE HL44CHLONS000005093955 /AP-10224850	12.05.2025 Rs. 661275.32/- (Rupees Six Lakh Sixty One Thousand Two Hundred Seventy Five and Thirty Two Paise)	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 - 441304 Nagpur <b>BOUNDARY:-</b> East-Road ,West- House of Ujjawala Borkute North-House of Yogesh Mudafale, South-House of Jagan Mundafale	07.10.2025 Physical	Rs.605000/- (Rupees Six Lakh Five Thousand Only)
		<b>Bid Increase Amount</b> Rs.5,000/- (Rupees Five Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs. 60,500/- (Rupees Sixty Thousand Five Hundred Only)	
MR./ MRS. MADHURI DINESH KAWLE & MR./ MRS. DINESH KHUSHALI KAWLE HL44CHLONS000005099405	12.05.2025 Rs. 817426/- (Rupees Eight Lac Seventeen Thousand Four Hundred Twenty Six Only)	All Piece And Parcel Of Malmatta No. 336, ward no. 2, Total Admeasuring 900 sq. ft. Mouza Amgao, Grampanchayat Amgao(Deoli), Tahsil Hingna, District Nagpur-441110 <b>BOUNDARY:-</b> East-Open Land Of Nathu Amirshaha Pathan , West- Opne land of Kisna Marotarao Kosarark , South House of Dnyaneshwar Bhoyar , North-Road	18.08.2025 Symbolic	Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
		<b>Bid Increase Amount</b> Rs.5,000/- (Rupees Five Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs.45,000/- (Rupees Forty Five Thousand Only)	
MR./ MRS. MAMATA HANSRAJ SHARMA & 2. MR./ MRS. PRAMOD MAROTRAO DAHAKE HL44CHLONS000005071768	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-Bhosla Sr No.53/1, Gat No. 11, Dehankar Layout, Near Water TANK Tah & Dist-Yawatmal.MH 445001 Yawatmal <b>BOUNDARY:-</b> 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.700000/- (Rupees Seven Lakh Only)
		<b>Bid Increase Amount</b> Rs.5,000/- (Rupees Five Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs. 70,000/- (Rupees Seventy Thousand Only)	
MR./ MRS. NISHA VINOD SHANKHAWAR & MR./ MRS.VINOD SHANKHAWAR & MR./ MRS.SUMAN SHANKHAWAR HLCNCHLONS000005037150/AP-10078035	19.09.2022 Rs. 626220/- (Rupees Six Lakh Twenty Six Thousand Two Hundred twenty Only)	All the parcels and pieces of land Area 77 Sq.mt of Property No.416 And having Bilt-Up Area 46.00 Sq.Mtr, Situated At Mouza Ghodapeth Tah. Bhadravati, Dist.Chandrapur <b>BOUNDARY:-</b> Towards East:- Gram Panchayat at kondwada Towards West:- House of Tarabai ganpat Devgade North:- Gram Panchayat at Road, Towards South:- House of of Shri. Ganesh Anand Bhosle	30.07.2025 Physical	Rs.5,62,000/- (Rupees Five Lakh Sixty Two Thousand Only)
		<b>Bid Increase Amount</b> Rs.5,000/- (Rupees Five Thousand Only)	<b>Earnest Money Deposit (EMD)</b> Rs. 56,200/- (Rupees Fifty Six Thousand Two Hundred Only)	

**Place of EMD Deposition:-** Place of Auction: 1. India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401 Maharashtra 2.Yawatmal- Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwha Road, Yawatmal 445001 Maharashtra. 3.Nagpur (Nandanvan) - Plot No.210, 1st floor, above sadhana Sahakari Housing Society Tiranga Chowk Nandanvan Nagpur-440009

**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