

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.

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
Mr./ Mrs. Mangala Rajshingh Varma & Mr./ Mrs. Yash Rajshingh Varma Loan account number/AP number: HL44CHLONS0000051 04759	12.05.2025 Rs. 18,24,845/- (Rupees Eighteen Lac Twenty Four Thousand Eight Hundred Forty Five Only)	All Piece And Parcel of Plot no.32, Darshna Sarkari Grahinman 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.	14.03.2026 Physical	Rs. 11,30,000 /- (Rupees Eleven Lak Thirty Thousand Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs.5,000/- (Rupees Five Thousand Only)			Rs.1,13,000/- (Rupees One Lakh Thirteen Thousand Only)
Date and Time of Inspection of the property		EMD Deposition Last Date	Date and Time of Auction	
28.04.2026		29.04.2026	30-04-2026	

Place of EMD Deposition:- India Shelter Finance Corporation Limited, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA
Place of Auction:- India Shelter Finance Corporation Limited, 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 favor of India Shelter Finance Corporation Limited.

TERMS & CONDITIONS OF AUCTION SALE:-

1. The prescribed bid form and the term and conditions of sale will be available on the website www.indiashelter.in of the Secured Creditor, with the branch or registered office between 10:00 AM to 05:00 PM on any working day. 2. The Property is being sold on "As is Where is", "As is What is", "Whatever there is" and "Without Recourse" basis as such sale is without any kind of warranties & indemnities. 3. Particulars of the property/assets (viz. extent & measurements specified in the Auction Sale Notice has been stated to the best of the information of the Secured Creditor and Secured Creditor shall not be answerable for any error, mis-statement or omission. Actual extent & dimensions may differ. 4. Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the title deeds with the Secured Creditor and to conduct own independent inquiries/due diligence about the title & present condition of the property/assets and claims/dues affecting the property before submission of bids. 5. For participating in auction, intending bidders must deposit an Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft in favor of "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction. 6. The intending bidders should submit the duly filled in Bid Form (format available on office and official website along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer at the above mentioned office address of India Shelter Finance Corporation Limited. The sealed cover should be super scribed with "Bid for participating in Auction Sale - in the Loan Account Number (as mentioned above) for the property (as mentioned above) 7. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "3" minutes each, i.e. the end time of next bid. Auction shall be automatically extended by "3" minutes each time if bid is made within "3" minutes from the last extension. 8. Bids once made shall not be canceled or withdrawn. 9. Immediately upon closure of Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him to the Authorized Officer. 10. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent, of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorized Officer conducting the sale. The balance amount of purchase price payable shall be on or before fifteenth day of confirmation of sale of the immovable property, exclusive of such day or if the fifteenth day be a Sunday or other holiday then on the first office day after the fifteenth day. 11. The sale shall be subject to the final approval of the Secured Creditor. 12. In case of default in payment of above stipulated amounts by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. The defaulting purchaser shall lose all claims to the property. 13. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 14. The Successful Bidder shall pay applicable TDS (out of Sale proceeds) and submit TDS certificate to the Authorized officer. 15. Interested parties are requested to verify or confirm the statutory and other dues like Sales/Property Taxes, Municipal/Panchayat Taxes, Electricity dues, Society Dues (if any) and any other authorities dues (if any) etc. from the respective departments/offices and have to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration all the statutory dues pertaining to the property. The company does not undertake any responsibility of payment of any dues to the property. 16. Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in respect of payment of all taxes/charges. 17. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 18. The Authorized officer has the absolute right to accept or reject the bid or adjourn/postpone/cancel the Auction Sale proceedings without assigning any reason whatsoever and also modify any terms and conditions of this sale without any prior notice. 19. The decision of the Authorized Officer is final, binding and unquestionable. 20. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the Auction Sale and be bound by them. 21. For further details and queries, please contact Authorized Officer, Mr. Tushar Hurde, Mobile No.8956559300 at branch office at India Shelter Finance Corporation Limited, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA, or refer the website www.indiashelter.in of the Secured Creditor. 22. This is also 30 (Thirty) days' notice to the Borrower/Mortgagor/Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date/place.

PLACE: Nagpur
 DATE: 27.03.2026

**FOR INDIA SHELTER FINANCE
 (AUTHORIZED OFFICER)**