

Branch Office :- India Shelter Finance Corporation Limited, Maharashtra, Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra. Branch Office :- SHOP NO 7/8, FIRST FLOOR, ITAPE COMPLEX, CHIKHLI ROAD, NEAR SBI BANK, BULDHANA-MAHARASHTRA-443001.

**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 as 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 11-09-2025		EMD Deposition Last Date 12-09-2025	Date and Time of Auction 13-09-2025	
A/C / AP No. And Name of Borrower(s) / Co-Borrower (s) / Guarantor(s)	Demand Notice u/s 13(1) Date and Amount	Description of the Immovable Property/ Secured Asset	Date and Type of Possession	Reserve Price
MR / MRS. Poonam Ashok Joshi & MR./ MRS. Ashok Joshi Loan Account number/AP number: HL1900001817 / AP-0287698	13.04.2021 And Rs. 3,38,131.36/- (Rupees Three lakh Thirty Eight Thousand Three Hundred Thirty One and Thirty Six Paise Only)	ALL THAT piece & parcel of land bearing Foels Survey No. 190 and 211 which is laout covered by R.C.S No. 2/48-49, C.R. No. 4628 Dt. 12.03.1952, in which Plot No. 22as per sanctioned map admeasuring area 2350 sq. ft (2 18.322 sq. mtr) out of which admeasuring total area 600sq. Ft(55.76 sq. mtr). Situated At Mauje Badnera, Pragane Badnera, Dist Amrawath. Boundaries :- East : Road, West : Service Line, North : space of Mr. Balu Pawar, South : Space Of Mr Pramod Ramteke.	28.07.2021 Symbolic	Rs. 930000/- (Rupees Nine Lakh Thirty Thousand Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs. 93000/- (Rupees Ninety Three Thousand Only)	
Asha Niranjn Gaikwad, Prashant Niranjn Gaikwad & Legal Heirs Of Niranjn Gaikwad Loan number/AP number: HL44AHLONS00000505 5620 / AP-10129878	23/10/2023 And Rs. 522296/- (Rupees Five Lakh Twenty Two Thousand Two Hundred Ninety Six Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Grampanchayat Malmatta a No.208(As Per Namuna-8) Adm 645 Sq Ft (59.94 Sq Mtr) As Per Namuna-8 area Adm is 1275 Sq Ft(118.49 Sq Mtr) Alongwith construction threem, Situated at Mauza Kolvihir Within The G P Kolvihir Tq Morshi Dist Amravati. Boundaries : EAST- House Of Vinayak Bhatkar, WEST- Samat, NORTH-Road, SOUTH-Samat	09/06/2025 Physical	Rs.540000/- (Rupees Five Lakh Forty Thousand Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.54000/- (Rupees Fifty Four Thousand Only)	
Vandana Sonar & Pravin Sonar Loan number/AP number: LA42CLLONS000005044 462 / AP-10088832	13/12/2023 And Rs. 1254185/- (Rupees Twelve Lakh Fifty Four Thousand One Hundred Eighty Five Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Plot No.17(North Side Part) Nagar Palika House No. 5/352, Survey No. 145+146, Behind Municipal Highschool, Near gavatri Xerox, Bhusawal Shivar, Tq Bhusawal Dist Jalgaon-425201 Boundaries : EAST- Bol, WEST- Bol, NORTH- Bol, SOUTH- Part Of Plot no.17	03/03/2025 Physical	Rs.1231000/- (Rupees Twelve Lakh Thirty One Thousand Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.123100/- (Rupees One Lakh Twenty Three Thousand One Hundred Only)	
Date and Time of Inspection of the property 24-09-2025		EMD Deposition Last Date 25-09-2025	Date and Time of Auction 26-09-2025	
Mamta Pramod Tambaskar & Pramod Vasantrao Tambaskar Loan number/AP number: HL41RNLONS00000505 6943 / AP-10132339	14/01/2025 And Rs. 639646/- (Rupees Six Lakh Thirty Nine Thousand Six Hundred Forty Six Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Mouja Chandur Rly Part no.1, Gaon No 87 Pragane Manjarkheda Kasaba Tq Chandur Rly Dist Amravathi Survey No. 36/K Plot No 14 Boundaries EAST- House Of Pritesh Tambaskar, WEST- House Of Naresh Dandekar, NORTH- Service Line, SOUTH-Road	03/04/2025 Symbolic	Rs.1252500/- (Rupees Twelve Lakh Fifty Two Thousand Five Hundred Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.125250/- (Rupees One Lakh Twenty Five Thousand Two Hundred Fifty Only)	
Pranjali Pavnarao Raut, Pawan Ramrao Raut & Mohan Ramrao Raut Loan number/AP number: LA44VLLONS000005092 743 / AP-10210186	11/04/2025 And Rs. 1187463/- (Rupees Eleven Lakh Eighty Seven Thousand Four Hundred Sixty Three Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Malmatta No.972, Ward No.7, Total Adm 328.62 Sq Mtr Near Police station Malpura, Mauja Karanja Tq Karanja Dist Wardha Boundaries EAST- House Of Shamrao Diwane & Road, WEST- House Of Bapuniya, NORTH- House Of Laxmbai Sundarlal, SOUTH- House Of Madhukarrao Diwane	28/06/2025 Symbolic	Rs.1996200/- (Rupees Nineteen Lakh Ninety Six Thousand Two Hundred Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.199620/- (Rupees One Lakh Ninety Nine Thousand Six Hundred Twenty Only)	
Priti Nitin Mahurkar, Nitin Gunwantrao Mahurkar & Gunwantrao Ramchandra Mahurkar Loan number/AP number: LAP20000429070/ AP-0327207	12/02/2025 And Rs. 159478/- (Rupees One Lakh Fifty Nine Thousand Four Hundred Seventy Eight Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Property Situated At Mauza Rajapeth Amravati, Pragane Badnera Within The Limits Of Municipal Corporation Amravati Tq & Dist Amravati Sheet no. 46-A, Plot No 148, Adm Total Area 1099 Sq Ft(98 Sq Mtr) Out Of Which Half Portion Of This Plot Adm 527 Sq Ft(49 Sq Mtr) Boundaries EAST- Gall, WEST- House Of Mr. Bapurao, NORTH- House Of Mr.Ratan Khatik, SOUTH-Road	26/04/2025 Symbolic	Rs.1674400/- (Rupees Sixteen Lakh Seventy Four Thousand Four Hundred Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.167440/- (Rupees One Lakh Sixty Seven Thousand Four Hundred Forty Only)	
Seema Kalamkar, Chandrakala Kalamkar & Vinod Kalamkar Loan number/AP number: LA10CLLONS000005050 583 AP-10118284	16/05/2024 And Rs. 1303562/- (Rupees Thirteen Lakh Three Thousand Five Hundred Sixty Two Only)	All Piece And Parcel Of Municipal Council Chikhali Property No. 23W15004493 (New) 440 (Old) Survey No. 121/1, Nazul Plot No.1973, Total Admeasuring 101.12 Sq. Mtrs. Situated at Chikhali Tq. Chikhali, Dist. Buldana. BOUNDARY:- To the East :- Plot Of Ramesh Sampat Solat To the West:- Plot Of Kauslyabai Shete To the North:- Road To the South:- Ground Adersh Vidyalay.	21/08/2024 Symbolic	Rs.1677060/- (Rupees Sixteen Lakh Seventy Seven Thousand Sixty Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.167706/- (Rupees One Lakh Sixty Seven Thousand Seven Hundred Six Only)	
Sharayu Bairaj Kale, Bairaj Kale & Nikhil Kale Loan number/AP number: LA44VLLONS000005073 208/ AP-10177487	09/08/2024 And Rs. 847939/- (Rupees Eight Lakh Forty Seven Thousand Nine Hundred Thirty Nine Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Building No 5, Sadar Gala No.18, Adm Area 544.56 Sq Ft Nazul Plot No.2/1, Sheet No.50, Ucha Utpana Gat -109, At Tarkheda, Amravati Boundaries EAST- Open To Sky, WEST- Open To Sky & Flat No.5/6, NORTH- Open Space & Flat No.5/17, SOUTH- Open to Sky	21/11/2024 Symbolic	Rs.1125300/- (Rupees Eleven Lakh Twenty Five Thousand Three Hundred Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.112530/- (Rupees One Lakh Twelve Thousand Five Hundred Thirty Only)	
Bhagyasree Sachin Bapat, Nitin Bapat, Legal Heirs Of Sachin Bapat & Pralhad Bapat Loan number/AP number: HL44CHLONS00000507 9525/ AP-10190861	15/03/2025 And Rs. 384498/- (Rupees Three Lakh Eighty Four Thousand Four Hundred Ninety Eight Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING GPH Miklat No.90 (As per Namuna-8) Adm 1040 Sq Ft (96.65 Sq Mtr) Alongwith Construction 255 Sq Ft thereon Situated Mauza Virul Ronghe Within The Limits Of GP Virul Ronghe, Pragane Talegaon D Tq Dhamangaon Rly Dist Amravati Boundaries EAST- House Of Vasudeo Bapat, WEST- Road, NORTH-Road, SOUTH-Road	29/05/2025 Symbolic	Rs.463500/- (Rupees Four Lakh Sixty Three Thousand Five Hundred Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.46350/- (Rupees Forty Six Thousand Three Hundred Fifty Only)	
Nandini Jagdish Yawale & Jagdish Yawale Loan number/AP number: HL44CHLONS00000504 3182/ AP-10093939	17/06/2024 And Rs. 1044251/- (Rupees Ten Lakh Forty Four Thousand Two Hundred Fifty One Only)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING Mauje Changapur, Pragane Nandgaon Peth Plot No.49 F Gat No.2 Amravati Adm 88 Sq Mtr Boundaries EAST- Open Space, WEST- Road, NORTH- Plot No.50 SOUTH- Other Layout	19/09/2024 Symbolic	Rs.1058000/- (Rupees Ten Lakh Fifty Eight Thousand Only)
Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.105800/- (Rupees One Lakh Five Thousand Eight Hundred Only)	

Place of EMD Deposition: India Shelter Finance Corporation Limited, Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra, SHOP NO 7/8, FIRST FLOOR, ITAPE COMPLEX, CHIKHLI ROAD, NEAR SBI BANK, BULDHANA-MAHARASHTRA-443001. Place of Auction: India Shelter Finance Corporation Limited, Shop No. 7 & 8 Ground Floor, Wimco Tower, Opposite to Usmania Masjid, Amravati, Maharashtra, SHOP NO 7/8, FIRST FLOOR, ITAPE COMPLEX, CHIKHLI ROAD, NEAR SBI BANK, BULDHANA-MAHARASHTRA-443001.

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](http://www.indiashelter.in) or contact Authorized Officer.