

Branch Office :-India Shelter Finance Corporation Limited, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, Maharashtra. Branch Office :- India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401 Maharashtra Branch Office :- India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, 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.

| 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. Archana Dhudhe & MR/ MRS. Dhanraj Dhadhe Loan account number/AP number: HL44CHLONS000005 053137 & LA44CLLONS0000050 55710 AP-10123932 /AP-10122434 | 12.08.2025 And Rs. 1054381/- (Rupees Ten Lakh Fifty Four Thousand Three Hundred Eighty One Only) | All Piece And Parcel Of Grampanchayat House No.1961/5, Mouza-Kelwad, Bandobast No.31, Ph.No.39, Ward No.5, Adm. I2I Sq. Ft.(12.54 Sq.Mtrs), Grampanchayat Kelwad, Chindwara Road, Tah-Saoner & Dist-Nagpur, 441112 Maharashtra BOUNDARY:- East-Grampanchayat Road, West-Grampanchayat House No. 1969/13, North-Grampanchayat House No. 1960/4, South-Grampanchayat House No.1962/6 | 25.11.2025 Symbolic | Rs. 1534950/- (Rupees Fifteen Lakh Thirty Four Thousand and Nine Hundred and Fifty Only) Earnest Money Deposit (EMD) Rs. 1,53,495/- (Rupees One Lakh Fiftythree Thousand Four Hundred and Ninety Five Only) |

| Date and Time of Inspection of the property | EMD Deposition Last Date | Date and Time of Auction |
|---|--------------------------|--------------------------|
| 19.02.2026 | 20.02.2026 | 21.02.2026 |

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| MR/ MRS. Ashwini Laxman Sakharkar & MR/ MRS. Vishal NARAYAN Kshirsagar Loan account number/AP number: HL44CHLONS000005 075478 / AP Number AP-10181070 | 12.08.2025 And Rs. 174048/- (Rupees One Lakh Seventy Four Thousand Forty Eight Only) | All Piece And Parcel Of Property No.132, having area 1122.00 Sq. Ft. (Mouza- Sastabad, Ward No.2, Tah-Hinganghat, Dist-Wardha. Mh. 442301 Maharashtra BOUNDARY:- East- House Of Mr. Prakash Warkhede, West- House Of Mr. Ganapat Vele, North- House Of Mr. Nanaji Warkhede, South-Road | 27.11.2025 Symbolic | Rs 280500/- (Rupees Two Lakh Eighty Thousand Five Hundred Only) Earnest Money Deposit (EMD) Rs. 28,050/- (Rupees Twenty Eight Thousand and Fifty Only) |
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|---|--------------------------|--------------------------|
| 19.02.2026 | 20.02.2026 | 21.02.2026 |

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| MR/ MRS. Dipali Manoj Meshram & MR/ MRS. Manoj Uddhav Meshram Loan account number/AP number: HL44CHLONS000005 104491 / AP Number AP-10248839 | 12.08.2025 And Rs. 782772/- (Rupees Seven Lakh Eighty Two Thousand Seven Hundred Seventy Two Only) | All that piece and parcel of land bearing of Grampanchayat Malmatta No. 323 Adm 627 Sq. Ft.(58.27 Sq. Mtn), Ward No 3, Mouza Banpuri, Tahsil Parshi Yani, District Nagpur BOUNDARY:- East-Road, West-House of Uttam Meshram, North-House of Ashish Meshram, South-Road | 04.12.2025 Symbolic | Rs. 1128600/- (Rupees Eleven Lakh TwentyEighty Thousand Six Hundred Only) Earnest Money Deposit (EMD) Rs. 1,12,860/- (Rupees One Lakh Twelve Thousand and Eight Hundred and Sixty Only) |
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| MR/ MRS. Dipali Vishnuji Sawarkar & MR/ MRS. Vishnuji Pundlikrao Sawarkar Loan account number/AP number: HL44CHLONS000000 5094955 / AP Number AP-10226949 | 12.08.2025 And Rs. 858643/- (Rupees Eight Lakh Fifty Eight Thousand Six Hundred Forty Three Only) | All Piece And Parcel Of Property No.321, Mouza-Sukali(Bai), Mouza No.132, Ph.No.31, Ward No. 3, Admeasuring 638 Sq. Ft. (59.27 Sq. Mtrs.) along with 300 Sq.ft. construction thereon (as per N-8) Sited at Mouza - Sukali Bai, Mouza No. 162, P.H. No. 31, Within the limit of Grampanchayat Sukali Bai, ward no. 3, Tah. Seloo & Dist Wardha BOUNDARY:- East-House Of Mr. Shankar Date, West-House Of Mr. Someshwar Sawarkar, North-Aarvi To Wardha Road, South-Galli | 28.11.2025 Symbolic | Rs. 1035200/- (Rupees Ten Lakh Thirtyfive Thousand Two Hundred Only) Earnest Money Deposit (EMD) Rs. 1,03,520/- (Rupees One Lakh Three Thousand and Five Hundred and Twenty Only) |
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| MR/ MRS. Pushpa Khode & MR/ MRS. Anup Khode & MR/ MRS. Rajesh Khode & MR/ MRS. Arun Khode Loan account number/AP number: HL200001668 / AP Number AP-0252529 | 12.08.2025 And Rs. 430841/- (Rupees Four Lakh Thirty Thousand Eight Hundred Forty One Only) | All Piece And Parcel Of All That Piece And Parcel Of The Land Bearing Mouza- Vathoda, Mouza No. 385, B. No. 389, Kh. No.52/4, P.H. No. 34, Plot No. 55 Total Admeasuring 66.704 Sq.Mtr. Tahsil & Dist Nagpur BOUNDARY:- East-Plot No. 56, West- 30 Feet Road, North - Plot No. 56, South- 40 Feet Road | 29.11.2025 Symbolic | Rs. 1267400/- (Rupees Twelve Lakh Sixtyseven Thousand Four Hundred Only) Earnest Money Deposit (EMD) Rs. 1,26,740/- (Rupees One Lakh Twenty Six Thousand Seven Hundred and Forty Only) |
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| MR/ MRS. Seema Raju Larokar & MR/ MRS. Utkarsh Rajuji Larokar Loan account number/AP number: LA44VLLONS000005 102128 / AP Number AP-10243901 | 12.08.2025 And Rs. 654058/- (Rupees Six Lakh Fifty Four Thousand Fifty Eight Only) | All Piece And Parcel Of Corporation House No. 522, Ward No. 42, Circle No. 12/18, Cts No. 280, Sheet No. 111, total adm. 331.53 sq. ft. (30.8 sq mt) Lalganj, Mehandibag Road, Mouza Nagpur, Tahsil & District Nagpur-440002, Corporation House No. 522, Ward No. 42, Circle No. 12/18, Cts No. 280, Sheet No. 111, Lalganj, Nagpur BOUNDARY:- East-Road, West- Land of N(r. Madhukar Chindhujji Potfade, North-Road, South-Phouse of Mr. Khapekar | 25.11.2025 Symbolic | Rs. 1125060/- (Rupees Eleven Lakh Twenty Five Thousand and Sixty Only) Earnest Money Deposit (EMD) Rs. 1,12,506/- (Rupees One Lakh Twelve Thousand and Five Hundred and Six Only) |
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| Mr./Mrs. Shobha Shrawanji Raut & Mr./ Mrs. Sushil Shrawanji Raut & Mr./ Mrs. Sheetal Sushil Raut Loan account number/AP number: HL44CHLONS00000 5014291 & LA44CLLONS00000 5056809 AP-10035049/ AP-10126301 | 11.04.2025 And Rs. 1465438.54/- (Rupees Fourteen Lakh Sixty Five Thousand Four Hundred Thirty Eight and Fifty Four Paise) | All Piece And Parcel Of Mauza No. 159, P. H. No. 6, Mauza-Shahalangdi Plot No. 31-A, Survey No. 87/1 Ward no. 08, property no 1636, having adm area 75.00 sq. mtr (Considering the Complete Plot No. 31 having total area 150.00 Sq. Mt by dividing it from North - South side having its Western side Portion having area 75.00 Sq. Mt.) & Construction thereon up to the area of 27.78 Sq. Mt having Length: - North - South side 10.00 Mt. & Width: - East - West both side 7.5 Mt. i.e. 75.00 Sq Mt. City- Hinganghat, Sant Dnyaneshwar Ward, Nr. Santoshi Mata Temple, Hinganghat, Tah. Hinganghat & Dist. Wardha. MH Wardha BOUNDARY:- East-Plot No. 31/B owned by Rekha Deogirke, West-Road, North-House of Mr. Rilhe on Plot No. 30, South-Road | 25.06.2025 Symbolic | Rs 2017250/- (Rupees Twenty Lakh Seventeen Thousand and Two Hundred and Fifty Only) Earnest Money Deposit (EMD) Rs. 2,01,725/- (Rupees Two Lakh One Thousand Seven Hundred and Twenty Five Only) |
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| MR/ MRS. Varsha Pradip Gohne & MR/ MRS. Pradip LAXMAN Gohane Loan account number/AP number: LACNVLLONS000000 5058900 / AP Number AP-10139583 | 12.08.2025 And Rs. 1632268/- (Rupees Sixteen Lakh Thirty Two Thousand Two Hundred Sixty Eight Only) | All Piece And Parcel Of Property No.576, Admeasuring 1856 Sq. Ft. (172.43 Sq. Mtrs.) ,Mauza-Bembal, Tah. Mul, Dist.Chandrapur Mh 441228, 441228 Maharashtra BOUNDARY:- East-House Of Mr. Vijay Sudhakar Aaknurwar, West-House Of Mr. Vivek Lakshman Gohane, North-Grampanchayat Road, South-Open Plot Of Mr. Jagannath Soma Gohane | 02.12.2025 Symbolic | Rs. 3374800/- (Rupees Three Lakh Thirty Three Lakh Seven Thousand and Eight Hundred Only) Earnest Money Deposit (EMD) Rs. 3,37,480/- (Rupees Three Lakh Thirty Seven Thousand and Fourty Eight Only) |
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|---|--------------------------|--------------------------|
| 19.02.2026 | 20.02.2026 | 21.02.2026 |

Place of EMD Deposition:- Branch Office :-India Shelter Finance Corporation Limited, P. No 210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA. India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401 MAHARASHTRA India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, MAHARASHTRA

Place of Auction: Branch Office :-India Shelter Finance Corporation Limited, P. No.210, Tiranga Chowk Cement Road Nandanvan Above Union Bank Of India, Nagpur 440009, MAHARASHTRA. India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401 MAHARASHTRA India Shelter Finance Corporation Limited, Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, MAHARASHTRA

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.Indiashtelter.in or contact Authorized Officer.

Place: Maharashtra
Date: 17.01.2026

For India Shelter Finance Corporation Ltd
(Authorized Officer)