

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. PREMILA VIKAS DESHMUKH & VIKAS DESHMUKH Loan account number/AP number: LA44CLLONS0000050 28144/AP-10049285	14.12.2022 And Rs. 1308355.31/- (Rupees Thirteen Lac Eight Thousand Three Hundred Fifty Five and Thirty One Paise)	All Piece And Parcel Of Property No. 07000017, Old-07-17,, Ward No. 07, Mouza- Arvi,, Tah. Arvi & Dist. Wardha Mh 442201 BOUNDARY:- East : House Of Shri. Agrawal, West : Vacant Plot Of Shri. Ayubkhan North : House Of Shri. Rajabhau Girdhar, South : Old Wardha Road/Common Road	04.11.2023 Symbolic	Rs. 800000/- (Rupees Eight Lakh Only)
	Bid Increase Amount			Earnest Money Deposit (EMD)
	Rs. 5,000/- (Rupees Five Thousand Only)			Rs. 80,000/- /- (Rupees Eighty Thousand Only)

Date and Time of Inspection of the property	EMD Deposition Last Date	Date and Time of Auction
19.11.2025	20.11.2025	21.11.2025

Place of EMD Deposition:- India Shelter Finance Corporation Ltd, Office Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, Maharashtra

Place of Auction: India Shelter Finance Corporation Ltd, :- Plot No 146, Kakani Complex Gandhinagar Wardha - 442001, Maharashtra Authorized Officer's Name and Mobile No. Tushar Hurde, 08956559300/07350002453

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 Authorized Officer.