

Branch Office's :- India Shelter Finance Corporation Limited, Ground Floor Shop No.2 Satellite Tower Near ICICI Bank, Jaijambh Chowk, Gondia-441601, Maharashtra, India Shelter Finance Corporation Limited, Plot No.210, 1st floor Above Sadhana Sahakari Housing Society, Tiranga Chowk Nandanvan, Nagpur-440009, India Shelter Finance Corporation Limited, Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwaha Road, Yawatmal 445001 Maharashtra, India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401, MAHARASHTRA., India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

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 24.09.2025 | | EMD Deposition Last Date 25.06.2025 | Date and Time of Auction 26-09-2025 | |
|---|---|---|--|---|
| 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 |
| 1. MR./ MRS. KAVITA BALU RATHOD & 2. MR./ MRS. BALU RATHOD Loan account number/AP number: HLWSCHLONS000005098 669/AP-10230218 | 12.03.2025 And Rs. 744179/- (Rupees Seven Lakh Forty Four Thousand One Hundred Seventy Nine Only) | All Piece And Parcel Of Malmatta no 451, Adm Area 1102 sq. mtr. 9 102.41 sq. Mtr) At rajna, TQ.pusad, DIST Yawatmal BOUNDARY:- East-Open Land, West-Jugliba, North-Open Land, South-Road | 03.06.2025 Symbolic | Rs. 960000/- (Rupees Nine Lakh Sixty Thousand Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 96000 /- (Rupees Ninety Six Thousand Only) | |
| NISHA VINOD SHANKHAWAR, VINOD SHANKHAWAR, SUMAN SHANKHAWAR. Loan Account number/AP number: HLCNCHLONS0000050371 50/AP-10078035 | 16.09.2022 And Rs. 626220/- (Rupees Six Lakh Twenty Six Thousand Two Hundred twenty Only) | All the parcels and pieces of land Area 7700 Sq.mt of Poperty No.416 And having Bilt -Up Area 46.00 Sq.Mtr, Situated At Mouza Ghodapeth Tah. Bhadravati. Dist .Chandrapur Boundary :- Towards East:-Gram Panchayat at kondwada Towards West:- House of Tarabai ganpat Devgade North:- Gram Panchayat at Roat, Towards South:- House of of Shri. Ganesh Anand Bhosle | 30.07.2025 Physical | Rs. 6,09,000/- (Rupees Six Lakh Nine Thousand Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 60,900/- (Rupees Sixty Thousand Nine Hundred Only) | |
| MR./ MRS. Ratnala Sanjay Chavhan & MR./ MRS. Sanjay Pralhad Chavhan. Loan Account number/AP number: HLWSCHLONS000005093 628 & LAWSVLLONS00 0005113825/AP-10226666 & AP-10217518 | 11.10.2024 And Rs. 827535/- (Rupees Eight Lakh Twenty Seven Thousand Five Hundred Thirty Five Only) | All Piece And Parcel Of Malamatta No. 106, its admeasing area 544 Sq. Ft. & Built up area 50.55 sq.Mtrs. Ward No.03, At Devthana Khamb, Post Pangar Bandi, Tq Malegaon Dist Washim- Adm-50.55 Sq Mtr. BOUNDARY:- East Govt. Road. West Nivruti Patil North Bhagwat Chavan South Govt. Road | 17.07.2025 Physical | Rs. 828000/- (Rupees Eight Lakh Twenty Eight Thousand Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 82800/- (Rupees Eighty Two Thousand Eight Hundred Only) | |
| PRAMILA RAJENDRA UIKEY & RAJENDRA UIKEY Loan account number/AP number: LA44CLLONS0000050141 07/AP-10037565 | 14.09.2023 And Rs. 10,93,712.76 /- (Rupees Ten Lakh Ninety Three Thousand Seven Hundred Twelve Rupees & Seventy Six Paise Only) | All Piece And Parcel Of All Property Land Bearing Gat No.622/17, out of area 0.01 Hr.=111.50 Sq.Mtrs.=1200 Sq.ft. Situated at Mouza kudwa ,Tah & Dist.Godda ,Grampanchayat Kudwa ,Property No.430/1 .T.s.No.26.Thak No.80 BOUNDARY:- East-Plot of sakarwade sir, West-Plot of Arora, North-Galli, South-Road | 20.12.2023 Symbolic | Rs. 1,82,000/- (Rupees Eighteen Lakh Twenty Thousand Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 1,82,000/- (Rupees One Lakh Eighty Two Thousand Only) | |
| MR./ MRS. SONULATA JITENDRA PATIYE, MR./ MRS. JITENDRA RAMESH PATIYE Loan Account number/AP number: LA44VLLONS0000050714 09/AP-10169594 | 14.01.2025 And Rs. 1682461/- (Rupees Sixteen Lakh Eighty Two Thousand Four Hundred Sixty One Only) | All Piece And Parcel Of Grampanchayat House No.128, ADM AREA 1500 SQ. FT. (139.36 SQ. MTR) BUILT UP AREA 125.42 SQ. MTR., Mouza -Khandalaward No.2, Near Ram Mandirgrampanchayat Khandala, Tah-Mouda & Dist-Bhandara Nagpur nagpur BOUNDARY:- East-House Of Mr. Bandu Devchand Jambule, West-House Of Gangubai, Ashok Narnaware, North-Grampanchayat Road, South-Agriculture Land | 01.08.2025 Physical | Rs. 14,67,000/- (Rupees Fourteen lakh Sixty Seven thousand Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 1,46,700 (Rupees One lakh Fourty Six Thousand Seven Hundred Only) | |
| MR./ MRS. SUREKHA SUKHADEV ROHANKAR & MR./ MRS. SUKHADEV MAROTI ROHANKAR Loan Account number/AP number: LA44VLLONS0000050658 06/AP-10152541 | 14.01.2025 And Rs. 538895/- (Rupees Five Lakh Thirty Eight Thousand Eight Hundred Ninety Five Only) | All Piece And Parcel Of Grampanchayat House No.61, adm area 600 sq. ft. (5574 sq. mtr) ward no. 3, Mouza- Takarwad No.2, Grampanchayat Takarwad (Bhambal) Tah And Dist-Nagpur BOUNDARY:- East-House of Kailash Rohankar, West- House of Ishwar Milmlie, North-House of Mahadeo Lodhi, South-Grampanchayat Road, | 29.07.2025 Physical | Rs. 4,72,500/- (Rupees Four Lakh Seventy Two Thousand Five Hundred Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 47,250 (Rupees Four Thousand Two Hundred Fifty Only) | |
| 1. MR./ MRS. VARSHA TEKAM & MR./ MRS. GENDIAL TEKAM Loan Account number/AP number: LA44VLLONS0000050780 19/AP-10179349 | 12.03.2025 And Rs. 911461/- (Rupees Nine Lakh Eleven Thousand Four Hundred Sixty One Only) | All Piece And Parcel Of Grampanchayat Property/House no.161/1, Mouza-Borda (Ganesh), pH.no.15, Ward No.2, P. H. No. 15 A, Adm area 840 Sq. Ft. (78.06 Sq. Mtr) Grampanchayat Borda (Ganesh), Tah-Parshioni & Dist- Nagpur-441404, Nagpur BOUNDARY:- East- House of Niramtan Balgote, West-House of Kishan Raut, North-House of Gulab Sonwane , South-House of Gendial Rajendra Tekam | 03.06.2025 Symbolic | Rs. 1,081,500/- (Rupees Ten Lakh Eighty One thousand Five Hundred Only) |
| Bid Increase Amount Rs. 5,000/- (Rupees Five Thousand Only) | | | Earnest Money Deposit (EMD) Rs. 1,08,150/- (Rupees One Lakh Eight Thousand One Hundred Fifty Only) | |

Place of EMD Deposition:- India Shelter Finance Corporation Limited, Ground Floor Shop No.2 Satellite Tower Near ICICI Bank, Jaijambh Chowk, Gondia-441601, Maharashtra, India Shelter Finance Corporation Limited, Plot No.210, 1st floor Above Sadhana Sahakari Housing Society, Tiranga Chowk Nandanvan, Nagpur-440009, India Shelter Finance Corporation Limited, Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwaha Road, Yawatmal 445001 Maharashtra, India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401, MAHARASHTRA., India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

Place of Auction:- India Shelter Finance Corporation Limited, Ground Floor Shop No.2 Satellite Tower Near ICICI Bank, Jaijambh Chowk, Gondia-441601, Maharashtra, India Shelter Finance Corporation Limited, Plot No.210, 1st floor Above Sadhana Sahakari Housing Society, Tiranga Chowk Nandanvan, Nagpur-440009, India Shelter Finance Corporation Limited, Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwaha Road, Yawatmal 445001 Maharashtra, India Shelter Finance Corporation Limited, Office No 102 Shree Laxmi Chambers Chandrapur - 442401, MAHARASHTRA., India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29-30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM-444505

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.