

Branch Office :- India Shelter Finance Corporation Limited. 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 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 13-11-2025		EMD Deposition Last Date 14-11-2025	Date and Time of Auction 15-11-2025	
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
Seema Kalamkar, Chandrakala Kalamkar & Vinod Kalamkar Loan number/AP number: LA10CLLONS000005050583 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. Z3W15004493 (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	16/09/2025 Physical	Rs.600000/- (Rupees Six Lakh Only)
Bid Increase Amount Rs.10,000/-(Rupees Ten Thousand Only)			Earnest Money Deposit (EMD) Rs.60000/-(Rupees Sixty Thousand Only)	

Place of EMD Deposition:- India Shelter Finance Corporation Limited. 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, FIRST FLOOR, ITAPE COMPLEX, CHIKHLI ROAD, NEAR SBI BANK, BULDHANA- MAHARASHTRA- 443001

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 Prakash Tandulkar 7447426676 Authorized Officer.

PLACE: Maharashtra, DATE: 28.10.2025

Authorised Officer,, India Shelter Finance Corporation Limited