IndiaShelter Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Reg. Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003

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.Tanvi Arcade, Ground Floor Shop No.2 Satelite Tower Near ICICI Bank,Jaistambh Chowk,Gondia-441601,Maharashtra, **Branch Office :-** India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29 -30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM- 444505, **Branch Offcie :-** India Shelter Finance Corporation Limited. 2nd Floor Kakina Complex Gandhi Nagar,Arvi Naka Road Wardha-442001, **Branch Office :-** Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwha Road, Yawatmal 445001 Maharashtra.

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	Date and Time of Inspection of the property
Mr./ Mrs. Anita Jaiprakash Bhoyar, Mr./ Mrs. Jaiprakash Bhoyar, Mr./ Mrs. Akash Subhash Bhoyar, Mr./ Mrs. Vishal Bhoyar Loan account number/ AP number: LA44VLLONS0000050 65530 & LA44VLLONS 000005106206 & HL44CHLONS0000050 65406	**12.05.2025 Rs. 881566/-** (Rupees Eight Lakh Eighty One Thousand Five Hundred Sixty Six Only) **Bid Increase Amount Rs.5,000/-** (Rupees Five Thousand Only)	All Piece And Parcel Of T.S No. 29, Thak No. 78, Sheet No.35B, Plot No. 78, Malmatta No. 1411/16 Area Adm 2250 Sq Ft i.e 209.10 Sq Mtr Mouza, Nangpura Dist. Gondia MH-441601 BOUNDARY:- East-Road,West- House Of Khandare,North-House Of Chaure & Road ,South-House Of Durge,	**08.09.2025 Symbolic**	**Rs.1913000 /-**(Rupees Nineteen Lakh Thirteen Thousand Only) **Earnest Money Deposit (EMD) Rs.1,91,300/-** (Rupees One lakh Ninty One Thousand Three Hundred Only	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Babita Sanjay Kumari & Mr./ Mrs. Sanjay Badan Rana Loan account number/ AP number: LA44CLLONS0000050 45240 & HL44CHLONS0000050 25601	**12.06.2025 Rs. 1979810/-** (Rupees Nineteen Lakh Seventy Nine Thousand Eight Hundred Ten Only) **Bid Increase Amount Rs. 5,000/-** (Rupees Five Thousand Only)	All Piece And Parcel Of Mauza-Alodi, Mauza No. 07, Plot No. 22 Survey No. 20/1, P. H. No. 22, total adm 157.50 sq. mt (1694.70 sq. ft)Tah. & Dist. Wardha, Maharashtra 442001 Boundary:-East-House on Plot No.23, West-House on Plot No.21, North-F S no. 28 ,South-Road	**04.09.2025 Symbolic**	**Rs.2200000 /-**(Rupees Twenty Two Lakh Only) **Earnest Money Deposit (EMD)** Rs.220000/- (Rupees Two Lakh Twenty Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Bhagyashri Rameshwar Khudsham & Mr./ Mrs. Rameshwar Rajiram Khudsham Loan account number/ AP number: HL44CHLONS0000051 00371	**12.06.2025 Rs. 241924/-** (Rupees Two Lakh ,Forty One Thousand Nine Hundred Twenty Four Only) **Bid Increase Amount** Rs.5,000/-(Rupees Five Thousand Only)	All Piece And Parcel Of GP house no 343, Mouza Borada Ganeshi, Ward No.3, total adm 600.00 sq ft (55.74 sq. mtr) Grampanchayat Borada (Ganeshi), Taluka Parshioni and District Nagpur BOUNDARY:- East- Road , West- House of Sunil Irpate, South-House of Ramdas Warkhade, North- House of Gendlalji tekam.	**22.09.2025 Symbolic**	**Rs. 390000 /-** (Rupees Thirty Nine Lakh Only) **Earnest Money Deposit (EMD** Rs.39000/- (Rupees Thirty Nine Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025

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		of Gendialji tekam.			
Mr./ Mrs. Mangala Rajsingh Varma & Mr./ Mrs. Yash Rajsingh Varma Loan account number/AP number: HL44CHLONS0000051 04759	**12.05.2025 Rs. 1824845/-** (Rupees Eighteen Lac Twenty Four Thousand Eight Hundred Forty Five Only) **Bid Increase Amount Rs.5,000/-** (Rupees Five Thousand Only)	All Piece And Parcel Of Plot no.32,Darshna Sarkari Grahnirman sansthan Maryadit ,Ph no.11,Kh no.101/1, Sheet no.682/51,CTS no.109, Total Admeasuring area 1500.00 sq. ft. Tahsil & District Nagpur 440026 BOUNDARY:- East-Plot No. 47 , West-Road , South Plot No. 33 , North- Plot No. 31.	**05.09.2025 Symbolic**	**Rs. 1726000 /-** (Rupees Seventeen Lakh Twenty six Thousand Only) **Earnest Money Deposit (EMD)** Rs.172600/- (Rupees One Lakh Seventy Two Thousnd Six Hundred Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Madhuri Dinesh Kawle & Mr./ Mrs. Dinesh Khushalji Kawle Loan account number/ AP number: HL44CHLONS0000050 99405	**12.05.2025 Rs. 817426/-** (Rupees Eight Lac Seventeen Thousand Four Hundred Twenty Six Only) **Bid Increase Amount** Rs.5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Malmatta No. 336, ward no. 2, Total Admeasuring 900 sq. ft. Mouza Amgao, Grampanchayat Amgao(Deoli), Tahsil Hingna, District Nagpur-441110 BOUNDARY:- East-Open Land Of Nathu Amirshaha Pathan , West- Opne land of Kisna Marotarao Kosarakr , South House of Dnyaneshwar Bhoyar , North- Road	**18.08.2025 Symbolic**	**Rs.770000/-** (Rupees Seven Lakh Seventy Thousand Only) **Earnest Money Deposit (EMD Rs.77000/-** (Rupees Seventy Seven Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Kanchan Anandrao Ughade, Mr./ Mrs. Ratnadip Subhash Motghare & Mr./ Mrs. Subhash Fulchand Motghare Loan account number AP number: HL44RNLONS0000050 90596	**12.05.2025 Rs. 823682/-** (Rupees Eight Lac Twenty Three Thousand Six Hundred Eighty Two Only) **Bid Increase Amount** Rs.5,000/- (Rupees Five Thousand Only)	All that pieces and parcel of land bearing Mauza-Arvi tah- Arvi and dist-Wardha comes under Nagar Parishd Arvi, Mauza no. 13, at ward no' 17 and House no old 17-84 and new 17000086 having area 744.00 Sq. Ft.(69.14 Sq' mt') Constructed house thereon having area 355 84 Sq' ft BOUNDARY:- East-Road, West- House Of Mr. Wamanrao Motghare, North-House Of Mr. Sadashiv Motghare, South-Galli,	**11.08.2025 Symbolic**	**Rs. 950000 /-** (Rupees Nine Lakh Fifty Thousand Only) **Earnest Money Deposit (EMD** Rs.95000/- (Rupees NinetyFive Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Gayabai Mahadeo Meshram & Mr./ Mrs. Ashish Mahadeo Meshram Loan account number/ AP number: HL44CHLONS0000050 99320	**12.06.2025 Rs. 790065/-** (Rupees Seven Lakh Ninety Thousand Sixty Five Only) **Bid Increase Amount** Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Grampanchayat Malmatta No. 47 Adm 111.49 Sq. Mtr. At Mouza Kardha Tah. & Dist. Bhandara Nagpur Nagpur Boundary:- East-House of Nilu Dhondu Meshram , West- Kardha-Bhandara Road, South-House of Duryodhan Tukaram Shende, North-House of Raju Khan	**09.09.2025 Symbolic**	**Rs. 1036000 /-** (Rupees Ten Lakh Thirty Six Thousand Only) **Earnest Money Deposit (EMD Rs.103600/-** (Rupees One lakh Three Thousand and Six Hundred Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025

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Mr./ Mrs. Yogita Mandhare, Mr./ Mrs. Rupesh Meshram & Mr./ Mrs. - Shubham Meshram **Loan account number/AP number: HL44CHLONS0000050 78112**	**12.03.2025** **Rs. 1313656/-** (Rupees Thirteen Lakh Thirteen Thousand Six Hundred Fifty Six Only) **Bid Increase Amount** Rs.5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Plot No.1M, Malmatta No. 366/13, Survey No. 179/2, Mouza No. 151, P. H. No. 63, Adm. Area 86.25 Sq. Mtr (928.05 Sq. Ft.) Wardhan Nagar,Near Water Tank, Amravati Road, Dudhala, KondhaliTah. katol, Dist.Nagpur MH 441103Nagpur BOUNDARY:- East-9 mtr Layout Road,West- Survey No. 61,North-Plot No. 01N,South-Plot No. 01 L	**06.06.2025** **Symbolic**	**Rs.12,10,000 /-** (Rupees Twelve Lakh Ten Thousand Only) **Earnest Money Deposit (EMD** Rs.1,21,000/- (Rupees One Lakh Twentyone Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Sangeeta Kumarji Zodawane & Mr./ Mrs. Mangesh Kumarji Zodawane & Mr./ Mrs. Kumar Ramaji Zodawane **Loan account number/AP number: LA44VLLONS0000050 65530 & LA44VLLONS0000051 06206 & HL44CHLONS0000050 65406**	**12.05.2025** **Rs. 1081291/-** (Rupees Ten Lakh Eighty One Thousand Two Hundred Ninety One Only) **Bid Increase Amount** Rs.5,000/-(Rupees Five Thousand Only)	All Piece And Parcel Of Grampanchayat House No-1018/1ward. No-2, Adm Area 750 Sq Ft Grampanchayat Telkamthi Mauje Telkamthi Tq Kalmeshwar Dist Nagpur Boundary:- East-house Of Ashik Maladhari , West-house Of Dilip Deshmukh , South-raod, North-Road	**13.08.2025** **Symbolic**	**Rs.952000 /-**(Rupees Nine Lakh Fifty Two Thousand Only) **Earnest Money Deposit (EMD)** **Rs.95,200/-** (Rupees Ninty Five Thousand Two Hundred Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
MR./ MRS. RAVINA SHYAM JADHAV & MR./ MRS. SHAM SUDAM JADHAV **Loan account number/AP number: LA44VLLONS0000050 74646**	**12.05.2025** **Rs. 1021137/-** (Rupees Ten Lac Twenty One Thousand One Hundred Thirty Seven Only) **Bid Increase Amount** Rs.5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of Property No. 147, area admesuring 1610.00 sq. ft. and construction thereon of house having built up area 900.00 sq ft. Mouza-Ramnagar, Ward No.1Near Bus stand, Tah-DigrasTah-Digras, Dist-Yavatmal, MH 445203Yavatmal Boundary:- East-House of Mr. Ram Jadhav, West-House Of Mr.Anil Rathod, North-House Of Mr. Ramprasad Rathod, South- Grampanchayat Road	**02.09.2025** **Symbolic**	**Rs. 1205400 /-** (Rupees Twelve Lakh Five Thousand four Hundred Only) **Earnest Money Deposit (EMD** Rs.120500/- (Rupees One Lakh Twenty Thousand Five Hundred Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
MR/MRS MINA RAVINDRA BALPANDE & MR/MRS Legal Hier of Ravindra Balpande **Loan account number/AP number: LA44CLLONS0000050 25251**	**28.05.2025** **Rs. 352085/-** (Rupees Three Lakh Fifty Two Thousand Eighty Five Only) **Bid Increase Amount** **Rs.5,000/-**(Rupees Five Thousand Only)	All Piece and Parcel of Mouza Jam, Mauza No. 77, P H 32 Plot No. 09, Survey No. 243/3, Adm area 150 sq mi, Tah. Samudrapur & Dist Wardha 442305 BOUNDARY:- East- FS No. 243/2, West- Layout road, North- Lyout Road, South- Plot No 10.	**08.09.2025** **Symbolic**	**Rs. 1656000 /-** (Rupees Sixteen Lakh Fifty Six Thousand Only) **Earnest Money Deposit (EMD)** **Rs.1,65,600/-** (Rupees One Lakh Sixty Five Thousand Six Hundred Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025

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		,South- Plot No 10.			
Mr./ Mrs. Bindu Yadav, Mr./ Mrs. Narendra Yadav, Mr./ Mrs. Asadu Yadav Loan account number/AP number: LA44VLLONS0000050 66246	**12.05.2025 Rs. 640630/-** (Rupees Six Lakh Forty Thousand Six Hundred Thirty Only) **Bid Increase Amount** Rs. 5,000/- (Rupees Five Thousand Only)	All that piece and parcel of land bearing of Grampanchayat Malmatta No.161 Adm. 665.6 Sq. Ft.built up area 665.6 Sq. Ft. Ward No 1, PH No 20, Mouza Garanda, Tahsil Parshivani District Nagpur BOUNDARY:- East-Open Land of Bhimrao Gajbhiye, West-Open Land of Vinod Shende, North-Road, South-Road.	**12.08.2025 Symbolic**	**Rs. 732200 /-** (Rupees Seventy Three Twenty Two Thousand Only) **Earnest Money Deposit (EMD Rs.73220/-** (Rupees Seventy Three Thousand Two Hundred and Twenty Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 29-11-2025
Mr./ Mrs. Bhimabai Ramdasji Waghdhare, Mr./ Mrs. Sunil Ramdasji Waghdhare & Mr./ Mrs. Sapna Sunil WaghdharE Loan account number/AP number: LA44VLLONS0000050 88157	**12.05.2025 Rs. 1357992/-** (Rupees Thirteen Lac Fifty Seven Thousand Nine Hundred Ninety Two Only) **Bid Increase Amount** Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of g Plot No-33, Gram panchayat House No-300 as per tax assessment, 460 as per saledeed, , Khasarano-122/1, 2 Total Admeasuring 1500 sq ft, (139.35 sq mtr) Mauza-ChanakapurP.H.NO-53, Gat Gram-Panchayat Pota, Tahsil-Savner, Dist-Nagpur BOUNDARY:- East-House plot no 34,West-open Plot no 32,North-Road,South-House	**12.08.2025 Symbolic**	**Rs. 1935000 /-** (Rupees Nineteen Lakh Thirty Five Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 27-11-2025
Mr./ Mrs. Manisha Prakash Parteki & Mr./ Mrs. Prakash Durgaprasad Parteki Loan account number/AP number: HL44CHLONS0000051 02828	**12.05.2025** Rs. 829937/- (Rupees Eight Lac Twenty Nine Thousand Nine Hundred Thirty Seven Only) **Bid Increase Amount** Rs. 5,000/- (Rupees Five Thousand Only)	All Piece And Parcel Of House no 273/1, Ward No. 3, Total Admeasuring 390 sq. ft. Mouza Borada Ganeshi, Taluka Parshioni and District Nagpur Boundary:- East-House of Krishna Parteki , West- Road , South Road , North-Hose of Mahesh Kodwate.	**19.08.2025 Symbolic**	**Rs. 770000/-** (Rupees Seven Lakh Seventy Thousand Only)	**27-11-2025** **EMD Deposition Last Date** 28-11-2025 **Date and Time of Auction** 27-11-2025

Place of EMD Deposition & 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. Branch Office :- India Shelter Finance Corporation Limited.Tanvi Arcade, Ground Floor Shop No.2 Satelite Tower Near ICICI Bank,Jaistambh Chowk,Gondia-441601,Maharashtra, Branch Office :- India Shelter Finance Corporation Limited, PATANI COMMERCIAL COMPLEX, WING D, SHOP NO-29 -30, PATANI SQUARE, RISOD STATE HIGHWAY, WASHIM- 444505, Branch Offcie :- India Shelter Finance Corporation Limited. 2nd Floor Kakina Complex Gandhi Nagar,Arvi Naka Road Wardha-442001, Branch Office :- Tanvi Arcade, Shop No.19,20, Darda Nagar, Opp Police Station, Darwha Road, Yawatmal 445001 Maharashtra.

For detailed terms and condition of the sale, please refer to the Secured Creditor's website www.indiashelter.in or contact Authorized Officer. FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453)

Place :- Maharashtra
Date :- 24.10.2025

(AUTHORIZED OFFICER)
INDIA SHELTER FINANCE CORPORATION LTD

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