

INDIA SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AAIL"))
CIN: U67190MH2008PLC181062

Registered office: The Ruby, 11th floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai – 400 028

PUBLIC NOTICE FOR E-AUCTION CUM SALE
(Appendix – IV A) (Rule 8(6))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("**SARFAESI Act**") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("**the Rules**").

Notice is hereby given to the public in general and in particular to the Borrower and the Guarantor(s) that the below-described immovable properties mortgaged/charged in favour of India SME Asset Reconstruction Company Limited, acting in its capacity as Trustee of ISARC-Canara Bank-I/2013-14 Trust ("ISARC"), wherein physical possession of the property under Lot I and symbolic possession of the property under Lot II is with ISARC, shall be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis on 10.02.2026, for recovery of an amount aggregating to Rs.124,92,70,308.75 (Rupees One Hundred Twenty-Four Crore Ninety-Two Lakh Seventy Thousand Three Hundred Eight and Seventy-Five Paise Only) as on 30.12.2025, due and payable to ISARC (Assignee of Canara Bank), together with further interest, incidental expenses, costs, charges, etc., thereon from B. R. Petro Chem Pvt. Ltd. (Borrower), Late Mr. Bhagwan D. Rathod (Mortgagor/Guarantor), Mr. Bharat B. Rathod (Mortgagor/Guarantor), Mrs. Godavari B. Rathod (Mortgagor/Guarantor), Mr. Ismail Halwadwala (Mortgagor/Guarantor), and Mr. Harshad Bhagwan Rathod, Ms. Darshana Pratul Makwana, and Ms. Deepika Jiagnesh Dodia (Legal Heirs of Late Mr. Bhagwan D. Rathod) (collectively referred to as the "Borrower(s)" and/or "Guarantor(s)/Mortgagor(s)").

Detailed description of the Immovable Assets, inspection date, reserve price and Earnest Money Deposit [EMD] shall be as follows:

Lot No.	Description of Property	Reserve Price	EMD
Lot I	Office premises situated at premise no.202, 2 nd floor, building known as "Ready Money Terrace Premises Co-op. Soc. Ltd." 167, Dr. Annie Besant Road, Worli Naka, Mumbai – 400018 (Carpet Area – 154 Sq. Ft.) owned by Smt. Godavri B Rathod. (Physical Possession)	Rs.50,00,000.00	Rs.5,00,000.00
Lot II	Office premises situated at Premise No. 203, 2nd Floor, in the building known as "Ready Money Terrace Premises Co-operative Society Ltd." 167, Dr. Annie Besant Road, Worli Naka, Mumbai – 400018, (Carpet area - 469 sq. ft.), owned by Mr. Bhagwan Devji Rathod. (Symbolic Possession)	Rs.1,50,00,000.00	Rs. 15,00,000.00
Date and Time of E-Auction	Date: 10.02.2026, Time 02.00 p.m. to 05.00 p.m. with auto – extension of Five Minutes each in the event of bids placed in the Last Five minutes		
Date and Submission of EMD	On or before 09.02.2026, before 5 p.m.		
Date and Time of Inspection of property	For Lot I and Lot II - 02.02.2026, between 11.00 a.m. to 4.00 p.m.		
Contact person/Contact Number	Smt. Sumedha Sawant (CM) M: 9769062721		

For detailed terms and conditions of the sale, please refer to the link provided on website of India SME Asset Reconstruction Company Ltd. i.e. www.isarc.in. For bidding, log on to www.bankauction.com, C1 India Ltd, Helpline. +91-7291981124-25-26, +91-8866682937.

Date: 17.01.2026
Place: Mumbai

sd/-
Authorized officer,
Acting in its capacity as trustee of ISARC – Canara Bank -I/ 2013-14 Trust
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AAIL"))