



India SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
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 Guarantor(s) that the below described immovable property mortgaged/charged to India SME Asset Reconstruction Company Limited (acting in its capacity as Trustee of ISARC- 2025-2026-3 Trust ("ISARC") as assignee of Fedbank Financial Services Ltd vide Assignment Agreement dated 26th September 2025 (hereinafter referred to as "Secured Creditor"), the Physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse" basis on 21st Apr 26, for recovery of an amount aggregating to Rs. 37,34,477.24/- (Rupees Thirty Seven Lakhs Thirty Four Thousand Four Hundred Seventy Seven & Twenty Four Paisa Only) as on 31st Jan 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from AJITBHAI SHANKARBHAI DUDHREJIYA ("Borrower") and JAYABEN AJITBHAI DUDHREJIYA, (hereinafter referred to as Legal heirs of Mortgagor) (collectively referred to as "Borrower / Guarantors/Mortgagors").

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

Description of Property	Reserve Price	EMD
All the right, title, and interest in Second Floor Shop No. 09 Paiki (southern side portion), being Shop No. 9/B, admeasuring 47.71 Sq. Mtrs., along with rights of terrace, forming part of "Jay Somnath Complex", bearing Surendranagar City Survey No. 1511 Paiki of Ward No. 1, situated opposite Mela Na Medan, Malhar Chowk, Surendranagar, within the municipal limits of Surendranagar -Dudhrej - Wadhwan Municipality, and belonging to Dudhrejia Jayaben Ajitbhai, and bounded as under: on the East by 10.795 meters wide road, on the West by 10.795 meters wide common walking passage of the shopping Centre and 4.42 meters wide remaining portion of Shop No. 9 Paiki, and on the South by land bearing City Survey No. 1526.	Rs. 32,35,000/- (Rupees Thirty-Two Lakhs & Thirty-Five Thousand Only)	Rs. 3,23,500/- (Rupees Three Lakhs Twenty-Three Thousand & Five Hundred Only)
Date and Time of Inspection of property	On 16 th Apr 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 20 th Apr 26, up to 5.00 P.M through online mode only Website www.bankeauction.com	
Date and Time of E-Auction	On 21 st Apr 26, from 11:00 AM to 01:00 PM (time) with auto - extension of five minutes each in the event of bids placed in the last five minutes Auction will be conducted "Online" through the ISARC'S-approved service provider C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon Haryana. Pin 122015. Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555, Help Line e-mail ID: Support@bankeauctions.com , For bidding, log on to Website https://www.bankeauctions.com	
Contact person/Contact Number	Mr. Sagar Chaudhari Mob No: 9904738950	

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

Date: _____
Place: Surendranagar



Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
Acting in its capacity as trustee of ISARC- 2025-2026-3 Trust

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
(Subsidiary of Authum Investment & Infrastructure Limited)
(CIN : U67190MH2008PLC181062)

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Registered Office : The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West),
Mumbai - 400 028, Board: +91 22 6838 8100 / 6838 8101, Direct: +91 22 6838 8274, Email: isarc@isarc.in, Website: www.isarc.in