

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 **16th Apr 26**, for recovery of an amount aggregating to **Rs. 50,24,038.74/- (Rupees Fifty Lakhs Twenty Four Thousand Thirty Eight & Seventy Four Paise 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 **DILLIBABU P ("Borrower")** and from **BANUMATHI P & PARVATHI M** (hereinafter referred to as "the Guarantors/Mortgagors") and (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 that piece and parcel of land Kanchipuram District, in Kanchipuram Registration District, in Kanchipuram Joint 4 Sub-Register Office, in Kanchipuram Taluk, in Town 2nd Division , in Hyderpattarai Nethaji Street, on Southern row, Comprised in Survey No. 1441/ 1 , a House site property, Item No. 1:- bounded on the : South of - Street, West of - Duraisamy Wife Kamakshi's House site , North of - Perumal Mudaliar's Backyard , East of - Mani Wife Latha's House site , Wherein, measuring , East to West : 22 feet . North to South: 107 feet, Total 2354 Sq.ft., on Eastern side common narasam, measuring . East to West - 6 feet Wherein, house building measuring . East to West - 16 feet. North to South - 91 feet, total 1456 Sq. ft. on North side, apart from in Street side starting on South side 1 to 38 feet, 39 feet to 71 feet totally 33 feet on North to South and East to West 16 feet; total 528 Sq. ft. , and also common narasam 426 Sq. ft., in half of the share i.e., 213 Sq. ft., Comprised in Town Survey No. 1441/ 14 . Boundaries: South, North of - Parvathi's remaining site, East of - Mani Wife Latha's House site, West of - Kamatchi's House site, Totauy 726 Sq. ft., bearing Old Door No.20. Item No. 2: bounded on the. South of - Street, North of - Perusal Mudaliar's Backyard, East of - Mani Wife Latha's House site. West of - Kamakshi's House site. Wherein, on this portion, in South side backyard last, measuring . East to West: 22 feet, North to South: 36 feet. Total 792 Sq. ft. , and also common narasam on Eastern side, bearing Door No.20, at present New Door No.20/70, Comprised in Town Survey No. 1441/ 1 , in Sub-Division Town Survey No. 1441/ 104 , Item No.3: a passage site, bounded on the. South of- Street. North of- Perumal Mudaliar's Backyard. East of- Mani Wife Latha's House site. West of- Kamakshi's House site. Wherein, measuring . East to West: 22 feet, North to South: 107 feet. Common narasam on Eastern side street to East to West 6 feet; and North to South 71 feet; total 426 Sq. ft., common passage of half of the share i.e., 213 Sq. ft., bearing Door No.20, at present New Door No. 20/70, Comprised in Town Survey No.1441/1	Rs. 51,32,000/- (Rupees Fifty-One Lakhs Thirty-Two Thousand Only)	Rs. 5,13,200/- (Rupees Five Lakhs Thirteen Thousand Two Hundred Only)
Date and Time of Inspection of property	On 10th Apr 26, between 11:00 A.M to 05:00 P.M (time)	
The Last Date, time for Submission of EMD	On 15th Apr 26, up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 16th Apr 26, from 11:00 A.M to 01:00 P.M (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. Manikandan R - Mob: 70100 47591.	

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: **CHENNAI**



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**.