



**India SME Asset Reconstruction Company Limited**  
(Subsidiary of Authum Investment & Infrastructure Limited ("AII"))  
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 26<sup>th</sup> September 2025 (hereinafter referred to as "**Secured Creditor**"), the 1 ISARC (Constructive/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 **10<sup>th</sup> Apr 26**, for recovery of an amount aggregating to **Rs. 26,81,391.62/- (Rupees Twenty Six Lakh Eighty One Thousand Three Hundred Sixty Five & Sixty Two Paise Only)** as on **31<sup>st</sup> Jan 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **DINESH SAKHARAM WAGH ("Borrower")** and from **DWARLABAI SAKHARAM WAGH** (hereinafter referred to as "the Guarantors/Mortgagors") (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 part and parcel of Flat No B14 , admg 42.20 sq.mtrs, carpet area on First Floor in Copper Height constructed 3rd Floor, Copper Heigh, Plot No 1, Gut No 47, Hirapur Tq & Dist Aurangabad- 431001"	<b>Rs. 18,00,000/-</b> (Rupees Eighteen Lakhs Only)	<b>Rs. 1,80,000/-</b> (Rupees One Lakhs & Eighty Thousand Only)
Date and Time of Inspection of property	<b>On 06<sup>th</sup> Apr 26, between 11:00 AM to 05:00 PM (time)</b>	
The Last Date, time for Submission of EMD	<b>On 09<sup>th</sup> Apr 26, up to 5.00 P.M</b> through online mode only on website <a href="http://www.bankeauction.com">www.bankeauction.com</a>	
Date and Time of E-Auction	<b>On 10<sup>th</sup> Apr 26, from 11:00 AM to 01:00 PM (time)</b> 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: <a href="mailto:Support@bankeauctions.com">Support@bankeauctions.com</a> , For bidding, log on to Website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>	
Contact person/Contact Number	<b>Mr. Gitesh Tupe. Mobile No.: 9284902903.</b>	

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](http://www.isarc.in)

Date:  
Place: PUNE



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