



isarc

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 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. 31,96,885.43/- (Rupees Thirty One Lakhs Ninety Six Thousand Eight Hundred Eighty Five & Forty Three 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 **Mr. GANESH S (Borrower)** and from **Mrs. GAYATHRI S (Co-Borrower)** (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
Tirupur Registration District, Palladam Registration District, Palladam Taluk, Mathapur Village, Previous S.F. No. 156/5, Present Sub Division 156/SB1, punjai hec. 0.96.00. old punjai acre 2.37, in punjai acre 2.36 within the following boundaries and measurements: - East of S.F. No. 156/SA land, West of S.F. No. 156/5B2 land, South of S.F. No. 156:4A land, North of S.F. No. 156/5B 1 land In this middle punjai acre 2.36 of land Previous S.F. No. 156/5, Present Sub Division S.F. No. 156/5A, punjai hec 1.06.00 in punjai acre 2.62 within the following boundaries and measurements: East of S.F. No. 121 land, West of S.F. No. 156/5B1 land, South of S.F. No.156/4A land North of -S.F. No. 157 land In this middle punjai acre 2.62, New Sub division S.F. No. 156/5A1A1A total punjai acre 4.98 approved by Combatore Town and Country Deputy Director under Ma, Va. regularization Order/(Ko.Ma)No.57/2018 to an extent of land was developed into residential layout in the name of "Cheran Nagar" in Site No.48 within the following boundaries and measurements;- East of 23ft width south North Road West of site No 46,47 South of site no 49 North of- 30 ft width east west road In this middle, East west on the North side - 25ft East west on the South side - 25 1/2 ft South-North on the East side - 48 South-North on the West side - 52 1/2 ft Admeasuring 1269 Sq.ft or 117.89 Sq. mtr of an extent of vacant land with using e rights to layout roads common usage and common pathways etc., This property situated in now re-survey S.F.No. 156/8A1A1A1.	Rs. 31,78,000/- (Rupees Thirty-One Lakh Seventy-Eight Thousand Only)	Rs.3,17,800/- (Rupees Three Lakh Seventeen Thousand Eight Hundred Only)
Date and Time of Inspection of property	On 16th Apr 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 20th Apr 26, up to 5.00 P.M through online mode only Website www.bankeauction.com	
Date and Time of E-Auction	On 21st 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. Manikandan R. Mob No.: 7010047591.	

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: Tirupur



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

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