



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 Fcddbank 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 **10th Apr 26**, for recovery of an amount aggregating to **Rs. 37,78,718.59/- (Rupees Thirty Seven Lakh Seventy Eight Thousand Seven Hundred Eighteen & Fifty Nine 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 **GHANSHYAM SUKHADEV TIKALE** ("**Borrower**") and from **URMILA GHANSHYAM TIKALE** (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 piece and parcel of land Property No 54, At Jamkhurd Post Jamtukum Tah. Pombhurna & Dist Chandrapur, Maharashtra 442918 Total Land Area Sq. Feet = 1200.00 Sq. Feet. = 111.48 Sq. meter & Total Constructed Area = 1200.00 Sq Feet. = 111.48 Sq Meter Mouza At Jamkhurd, Tah Pombhurna & Dist Chandrapur, Maharashtra 442918."	Rs. 41,40,000/- (Rupees Forty-One Lakhs & Forty Thousand Only)	Rs. 4,14,000/- (Rupees Four Lakhs & Fourteen Thousand Only)
Date and Time of Inspection of property	On 06th Apr 26 , between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 09th Apr 26 , up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 10th 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. Gitesh Tupe . Mobile No.: 9284902903	

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: NAGPUR



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**.