



India SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AAIL"))
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 **03rd April 26** for recovery of an amount aggregating to **Rs. 1,08,73,005.11/- (Rupees One Crore Eight Lakhs Five & Eleven Paise)** as on **31st Jan 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from H L Lachi Reddy ("**Borrower**") and from Smt. Manjula H S (hereinafter referred to as "the Guarantors/Mortgagors") (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 Property bearing House list No. 129, BBMP Ward No. 12, Janatha Colony, shettyhalli village, kammagondanahalli, ehawanthapura Hobli, Bangalore north taluk, Bangalore, now presently comes under BBMP limits and bounded on: Measuring East to West: 58+ 60/2ft and North to South: 48+55/2ft, in all measuring 3038sq.ft. East By: Property of subbanna; West By: Property of Byappa, Hanumanthapparaya & Nagaraj North By: Property of Narasimhamurthy; South By: Road; - in the name of H L Lachi Reddy.	Rs. 109,36,800/- (Rupees One Crore Nine Lakhs Thirty-Six Thousand Eight Hundred Only)	Rs. 1093680/- (Rupees Ten Thousand Ninety-Three Thousand Six Hundred and Eighty Only)
Date and Time of Inspection of property	On 23rd Mar 26 between 11:00 to 15:00 (time)	
The Last Date, time for Submission of EMD	On 02nd Apr 26, up to 05:00 PM through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 03rd Apr 26, from 11:00 – 13:00 (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. M: 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: Bangalore



Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AAIL"))
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