

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. 67,33,063.03 /- (Rupees Sixty-Seven Lakhs Thirty-Three Thousand Sixty-Three & 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 **KARTHIK P** ("**Borrower**") and from **AMIAMIRTHALAKSHMI S** (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 Plot No.30, Annai Indira Nagar Annex - 3, (vide CMDA Approval PPD/L.O.NO.102/87) and measuring 3171 Sq. ft comprised in survey No. 98/3, bearing Patta No.9862, as per patta Survey No.98/22, of Thirunindravur Village, Poonamallee Taluk, now Avadi Taluk, Thiruvallur District and Bounded on the: North by-Plot No.31,South by-Plot No.29, East by-40 Feet Road, West by-Survey No.100/4, Measuring: North to South on the Eastern side: 42 Feet, Western side: 42 Feet, East to West on the Northern side: 75 Feet, Southern side: 76 Feet. Admeasuring 3171 Sq. ft. or thereabouts. This Property is lying within the Registration Sub District of Avadi and the Registration District of Chennai South. Schedule "B" An extent of 520 sq. ft. undivided share of land in schedule "A" mentioned above out of Schedule "A" mentioned above. Schedule 'C' RCC roofed Flat identified as Flat No. F-2, with a sale area of 1000 Sq. ft. (Building planning permit Approved No.15508/12-13, Lr. No. 211/12, dated 04.10.2012) in the First Floor of the premise and one covered car parking in Ground Floor including common amenities and common area - in the name of KARTHIK P	Rs. 76,95,000/- (Rupees Seventy-Six Lakhs Ninety- Five Thousand Only)	Rs. 7,70,000/- (Rupces Seven Lakhs Seventy Thousand 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.**