



**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 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 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 21<sup>st</sup> Apr 26, for recovery of an amount aggregating to **Rs. 88,20,078.01/- (Rupees Eighty Eight Lakhs Twenty Thousand Seventy Eight & One Paisa 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 **MOHIT AMBALAL RANA ("Borrower")** and **PUNITKUMAR KRUNAL AMBALAL RANA, & AMBALAL JIVRAMBHAI RANA** (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 TENAMENT NO. 20 (ADMEASURING ABOUT 96.15 SQ. MTRS. & CONTORTION THEREON 263.53 SQ. MTRS.), "RANA SOCIETY", RANA CO. OP. HOUSING SOCIETY LTD., SITUATED AT TPS NO. 2, FP NO. 117 PAIKI SUB PLOT NO. 1, MOUJE: RAJPUR- HIRPUR, TALUKA: MANINAGAR, DIST. & SUB DISTRICT: AHMEDABAD in the name of <b>MOHIT AMBALAL RANA</b>	<b>Rs. 85,50,000/-</b> (Rupees Eighty-Five Lakhs & Fifty Thousand Only)	<b>Rs.3,55,000/-</b> (Rupees Eight Lakhs & Fifty-Five Thousand Only)
Date and Time of Inspection of property	<b>On 16<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 20<sup>th</sup> Apr 26, up to 5.00 P.M</b> through online mode only Website <a href="http://www.bankeauction.com">www.bankeauction.com</a>	
Date and Time of E-Auction	<b>On 21<sup>st</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. Sagar Chaudhari Mob No: 9904738950</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: /Ahmedabad



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