



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 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. 38,63,536.48/- (Rupees Thirty Eight Lakhs Sixty Three Thousand Five Hundred Thirty Six & Forty Eight 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 NEW JAYVEER CLASSES FOR ENGLISH ("Borrower") and PUNITKUMAR JAGDISHKUMAR KHAMAR, DIPAL PUNITKUMAR KHAMAR (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 right, title, and interest in Revenue Survey No. 978/3, forming part of Town Planning Scheme No. 5, Final Plot No. 126, comprising Shop Nos. 79 and 82 situated on the First Floor of "Janta Super Market", admeasuring 120.00 Sq. Mtrs. in aggregate, situated at Mouje Unjha, Taluka Unjha, in the District of Mehsana and within the Registration Sub-District Unjha, together with all easements and appurtenances thereto, and bounded as under: on the East by passage and road after the boundary of the said shops, on the West by staircase of the complex, on the North by open land and other shops of the said complex after the boundary of the said shops, and on the South by passage and road after the boundary of the said shops.	Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)	Rs. 3,60,000/- (Rupees Three Lakhs & Sixty Thousand Only)
Date and Time of Inspection of property	On 16 th Apr 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 20 th Apr 26, up to 5.00 P.M through online mode only Website www.bankeauction.com	
Date and Time of E-Auction	On 21 st 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. Sagar Chaudhari Mob No: 9904738950	

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: UNJHA



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)

M024288

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