



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 16th Apr 26, for recovery of an amount aggregating to Rs. 26,58,853.54/- (Rupees Twenty-Six Lakhs Fifty-Eight Thousand Eight Hundred Fifty-Three & Fifty Four Paisa 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 Sajid Mohd. Haroon Shaikh ("Borrower") and from Aasma Bano Shamsuddin Shaikh & Imtiyaz Zahirulhaque Ansari (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 parcels of residential flat bearing, admeasuring about 465.00 Sq. Feet or 43.21 Sq. Meter Flat No. 508 Built Up situated on Fifth Floor of and RCC building known as "ROYAL GARDEN" being constructed on land bearing Survey No. 43 Ilissa No.11, at Mauje Narpoli Dist: Thane having Municipal House No. 761, Narpoli, Bhiwandi, Dist. Thane, 421308 and which is situated within the limits of Bhiwandi Nizampur City Municipal Corporation Bhiwandi, Dist. Thane, within the Registration district of the District Registrar of Assurances, Thane and within the registration sub-district of sub Registrar of Assurances, Bhiwandi. - in the name of Sajid Mohd. Haroon	Rs. 21,60,000/- (Rupees Twenty-One Lakh Sixty Thousand Only)	Rs. 2,16,000/- (Rupees Two Lakh Sixteen Thousand Only)
Date and Time of Inspection of property	On 08th 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 C INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaor 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. Mitu Muduli Mob: 9867670416.	

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: Mumbai



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