



**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 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 03<sup>rd</sup> Apr 26, for recovery of an amount aggregating to **Rs. 43,54,349.36/- (Rupees Forty Three Lakhs Fifty Four Thousand Three Hundred Forty Nine & Thirty Six Paise 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 **Vishakha Mukesh Gulvi ("Borrower")** and from **Mukesh Jairam Gulvi** (hereinafter referred to as "the Co-borrower/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
Property 1: All that premises of Flat No. 201, admeasuring 520 Sq. Ft. (Built up) on 02nd Floor, in Building known as "Shivam Building" constructed on property bearing Survey No. 123/A2, 158/9, 163/9, 164/5, 164/6, 165, Plot No. 25, lying, being and situate at Village Padghe, Registration District Tal. Bhiwandi and Dist. Thane, registration District Thane, Sub Bhiwandi	<b>Rs. 20,61,000/-</b> (Rupees Twenty Lakhs & Sixty-One Thousand Only)	<b>Rs. 2,06,100/-</b> (Rupees Two Lakhs Six Thousand & One Hundred Only)
Property 2: All that premises of Flat No. 202, admeasuring 500 Sq. Ft. (Built up) on 02nd Floor, in Building known as "Shivam Building" constructed on property bearing Survey No. 123/A2, 158/9, 163/9, 164/5, 164/6, 165, Plot No. 25, adm. 153 Sq. Mtr., lying, being and situate at Village Padghe, Tal. Bhiwandi and Dist. Thane, registration District Thane, Sub - Registration District Bhiwandi - in the name of <b>Vishakha Mukesh Gulvi &amp; Mukesh Jairam Gulvi</b>		
Date and Time of Inspection of property	On 30 <sup>th</sup> Mar 26, between 11:00 A.M to 05:00 P.M (time)	
The Last Date, time for Submission of EMD	On 02 <sup>nd</sup> Apr 26, up to 5.00 P.M through online mode only on website <a href="http://www.bankeauction.com">www.bankeauction.com</a>	
Date and Time of E-Auction	On 03 <sup>rd</sup> 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: <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	Mr. Mitu Muduli M: 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](http://www.isarc.in)

Date:  
Place:



*Mitu Muduli*

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