



**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 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 **23<sup>rd</sup> Jun 26**, for recovery of an amount aggregating to **Rs. 8,90,627/- (Rupees Eight Lakhs Ninety Thousand Six Hundred and Twenty Seven only)** as on **08<sup>th</sup> May 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **PAPARAM PARMAR** ("**Borrower**") and from **REKHABEN PAPARAM PARMAR & VIR BAHADUR VISHWAKARMA** (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 THE PIECE AND PARCEL OF ALL RIGHT, TITLE AND INTRESTWD IN FLAT NO.203, ON 2ND FLOOR ADM.390 SQ.FT 36.24SQ.MTRS SUPER BUIT-UP AREA AND 232 SQ.FT 21.56 SQ.MTRS BUILT-UP AREA TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN UNDERNEATH LAND OF "AMBIKA COMPLEX" CONSTRUCTEDON PLOT NO A-69 & A-70 TOTAL ADM. 1500 SQ.FT. 139.35 SQ,MTRS IN " AMBIKA NAGAR", SITUTATED ON THE LAND BEARING R.S. NO 10/1, BLOCK NO. 30 OF VILLAGE CHALTHAN, TALUKA PALSANA, DIST. SURAT  ON THE NORTH: - APPLICABLE FLAT NO.-204, ON THE EAST: - APPLICABLE FLAT NO.-202, ON THE SOUTH: APPLICABLE FLAT NO.-69,70, ON THE WEST: APPLICABLE FLAT NO.-A-68	<b>Rs. 5,26,000/-</b>	<b>Rs. 58,000/-</b>
Date and Time of Inspection of property	<b>On 18<sup>th</sup> Jun 26</b> , between <b>11:00 AM to 05:00 PM (time)</b>	
The Last Date, time for Submission of EMD	<b>On 22<sup>nd</sup> Jun 26</b> , up to <b>5.00 P.M</b> through online mode only on website <a href="http://www.bankeauction.com">www.bankeauction.com</a>	
Date and Time of E-Auction	<b>On 23<sup>rd</sup> Jun 26</b> , from <b>11:00 A.M to 01:00 P.M (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 Gurga\g6on 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. M: 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:



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.**

**INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED**  
(Subsidiary of Authum Investment & Infrastructure Limited)  
(CIN : U67190MH2008PLC181062)

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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](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)