

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 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 **26th Aug 26**, for recovery of an amount aggregating to **Rs. 16,77,107.68/- (Rupees Sixteen Lakhs Seventy-Seven Thousand One Hundred Seven & Sixty-Eight Paise only)** as on **30th Jun 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **Mr. Prasant Kumar ArvindBhai Modi** ("Borrower") and from **Mrs. Parulben Prasantbhai Modi** (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
All the right, title and interest of Property Bearing Flat No. 206, On 2nd Floor, Admeasuring 438.25 Sq. ft. i.e. 40.72 Sq. mtrs. Build up Area Together with Undivided Proportionate Share Adm.22.40 Sq. mtrs in Underneath Land of "Akhandanand Residency", Situated & Constructed on The Land Bearing Revenue Survey No.338/1, Block No.447 of Village: Sayan, Taluka Olpad & District and Surat and bonded as follows that is to say: East: Falt NO. 107, West: Road, North: Open Space, South: Flat No. 205.	Rs. 6,70,000/- (Rupees Six Lakh Seventy Thousand Only)	Rs. 67,000/- (Rupees Sixty-Seven Thousand Only)
Date and Time of Inspection of property	On 30th Aug 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 24th Aug 26, up to 5.00 P.M through online mode only on website www.bankcauction.com	
Date and Time of E-Auction	On 26th Aug 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 122013. Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555, Help Line e-mail ID. Support@bankcauctions.com , For bidding, log on to Website https://www.bankcauctions.com	
Contact person/Contact Number	Mr. Sagar Chaudhari. Mob: 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: _____



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**.