

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. 21136393.99/- (Rupees Two Crores Eleven Lakhs Thirty-Six Thousand Three Hundred Ninety-Three & Ninety-Nine only)** as on **09th Jul 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **Mr. Syed Abuthahir. S ("Borrower")** and from **Mrs. Shabana Praveen Nisha. J & AL FATTAH ENTERPRISES** (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 that Piece and parcel of Land and building, Comprised in S.No.11/2A, New S.No.11/2A3A, as per Patta New T.S.No.21, measuring with an extent of 510 Sq. Ft., of UDS out of 3234 Sq. Ft., together with Flat bearing S-3 in Second Floor, having super build area of 1050 Sq. Ft., with one covered car parking space, Flat named as "Park Avenue", Situated at Old Door No.13/ 1B, New Door No. 40, U.R. Nagar (other than Park Road), Padi Village, Ambattur Taluk, Thiruvallur District and bounded on the North by: Property belongs to Mr. Mathews, South by: Property belongs to Mr. Gopalswamy & 20 Feet Wide Road, East by: Property belongs to Mrs. Sarawathi Ammal, West by: Land in S.No.20 (DABC Apartments) At Measuring East to west on the Northern Side : 44 Feet, East to west on the Southern side: 44 Feet, North to south on the Eastern side: 73 Feet 6 Inches, North to south on the Western side: 73 Feet 6 Inches. Situated within the Sub-Registration District of Villivakkam and in the Registration District of Central Chennai.	Rs. 1,09,76,000/- (One Crore Nine Lakh Seventy-Six Thousand)	Rs. 10,98,000/- (Ten Lakh Ninety-Eight Thousand)
Date and Time of Inspection of property	On 21st Aug 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 25th Aug 26, up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 27th 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 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. Manikandan R – Mob: 7010047591	

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**.