

India SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIIL"))
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**, 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 **09th Oct 2026**, for recovery of an amount aggregating to **Rs.9,56,075/- (Rupees Nine Lakhs Fifty Six Thousand & Seventy Thousand Only)** as on **06th Aug 2026** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **Mr. Prashant Kumar Daitari Rout ("Borrower")** and **Mrs. Manasi Prasanta Rout** (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 PIECE AND PARCEL OF FLAT NO 509 ON THE 5TH FLOOR ADMEASURING 616 SQ. FEET SUPER BUILT-UP AREA, 338 SQ FTS I.E. 31.51 SQ.MTS. BUILT UP AREA, ALONG WITH 6.80 SQ.MTS. UNDIVIDED SHARE IN THE LAND OF "SHREE KRISHNA RESIDENCY, BUILDING NO. A OF ARADHNA GREEN LAND", SITUATE AT BLOCK NO. 247 ADMEASURING 42928 SQ.MTS, PAIKI PLOT NO .314 TO 334, OF MOJE VILLAGE JOLWA, TAL: PALSANA, DIST: SURAT, BOUNDED BY ON THE NORTH: - FLAT NO. A/508, ON THE EAST :- ROAD, ON THE SOUTH :- ROAD, ON THE WEST:- FLAT NO. A/510. OWNED BY, MRS. MANASI PRASANTA ROUT & MR. PRASHANTKUMAR DAITARI ROUT	Rs. 7,70,000/- (Rupees seven Lakh Seventy Thousand Only)	Rs. 77,000/- (Rupees Seventy-seven thousand only)
Date and Time of Inspection of property	On 03rd Oct 26, between 11:00 to 03:00 (time)	
The Last Date, time for Submission of EMD	On 08th Oct 26, up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 09th Oct 26, from 11:00 to 01:00 (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. 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 ("AIIL"))
Acting in its capacity as trustee of **ISARC-2025 -2026 -3 Trust**.