



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 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 26**, for recovery of an amount aggregating to **Rs.24,73,220/- (Rupees Twenty Four Lakhs Seventy Three Thousand Two Hundred & Twenty 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 **Udai Singh ("Borrower")** and from **Pushpa Singh** (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 SHOP NO. 9 ON THE 1ST FLOOR ADMEASURING 293 SQ. FEET I.E. 27.23 SQ. MTS. SUPER BUILT UP AREA, & 170.94 SQ. FEET I.E. 15.88 SQ. MTS. BUILT UP AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND OF "SAI PLAZA OF SHANTI NAGAR SOCIETY", SITUATED AT REVENUE SURVEY NO. 17, BLOCK NO. 88/A-1, PAIKI PLOT NO. A/1, A/2, A/3 ADMEASURING 626.25 SQ. YARD I.E. 523.626 SQ. MTS., OF MOJE VILLAGE VARELI, TA: PALSANA, DIST: SURAT	Rs.10,00,000/- (Rupees Ten Lakh Only)	Rs. 1,00,000/- (Rupees One Lakh 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.bankeauctions.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 ("AAIL"))
Acting in its capacity as trustee of **ISARC-2025 -2026 -3 Trust.**