

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 **09th Oct 26**, for recovery of an amount aggregating to **Rs.14,33,137/- (Rupees Fourteen Lakhs Thirty Three Thousand One Hundred and Thirty Seven 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. Vinod Bansi Bhoai ("Borrower")** and from **Mrs.. Nikita Vinodbhai Lade** (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 .504, ON 5TH FLOOR, ADMEASURING 629 SQ.FT SUPER BUILT-UP AREA AND 346 SQ FT I.E. 32.16 SQ MTS BUILT-UP AREA, TOGETHER WITH UNDIVDED PROPORTIONATE SHARE ADMEASURING 8.64 SQ. MTS IN UNDERNEATH LAND OF BUILDING NO. B (AS PER PASSING PLAN BUILDING NO. A) OF "SHREE KRISHNA RESIDENCY", CONSTRUCTED ON PLOT NO. 314 TO 334 IN AARADHANA GREEN LAND, SITUATED ON THE LAND BEARING BLOCK NO. 247, ADMEASURING 42929 SQ MTS OF VILAGE: JOLWA, SUB-DISTRICT: PALSANA DISTRICT: SURAT. AND BOUNDED AS FOLLOWS THAT IS TO SAY: EAST :- FLAT NO B /501 AND PASSAGE, WEST : BUILDING NO C, NORTH :- LIFT AND FLAT NO B/505, SOUTH:- FLAT NO B.	Rs. 7,50,000/- (Seven Lakh Fifty Thousand Only)	Rs. 75,000/- (Seventy-Five 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 ("AIL"))
Acting in its capacity as trustee of **ISARC-2025 -2026 -3 Trust.**