



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 **04th Jul 2026**, for recovery of an amount aggregating to **Rs. 2620223.99/- (Rupees Twenty Six Lakhs Twenty Thousand Two Hundred Twenty Three & Ninety Nine Paise only)** as on **25th May 2026** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **YASHPALSINH KHUMANSINH ZALA** ("Borrower") and from **MANISHABEN YASHPALSINH ZALA** (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 R.S. No. 528 paiki, as per layout plan Constructed House on Plot No. 72, As Per Maharshi Scheme Plot No. 278, as per Khanusa Gram Panchayat Property No. 1679, assessment serial no.1679 admeasuring built up area 70.88 Sq. Mtrs., margin Land & Undivided share on land 94.23 Sq. Mtrs. total 165.11 Sq. Mtrs. Situated at Mouje Khanusa Taluka Vijapur, District Mehsana. Having boundaries: East: After Boundary of said Plot, As per Maharshi Bungalow Plot No. 259, West: After Boundary of said Plot, As per Maharshi Bungalows Plot No. 279, North: After Boundary of said Plot, As per Maharshi Bungalows Plot No. 277, South: After Boundary of said Plot, Land of said Survey Number.	Rs. 25,17,000/- (Rupees Twenty-Five Lakh Seventeen Thousand Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
Date and Time of Inspection of property	On 26th Jun 2026, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 03rd Jul 2026, up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 04th Jul 2026, from 11:00 AM to 01:00 PM (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. M: 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.**



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(Subsidiary of Authum Investment & Infrastructure Limited)
(CIN : U67190MH2008PLC181062)

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Registered Office : The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West),

Mumbai - 400 028, Board: +91 22 6838 8100 / 6838 8101, Direct: +91 22 6838 8274, Email: isarc@isarc.in, Website: www.isarc.in