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** ("**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 20th Nov 2026,** for recovery of an amount aggregating to **Rs. 44,30,635/- (Rupees Forty-Four Lakhs Thirty Thousand Six Hundred & Thirty-Five Only) as on 07th Oct 2026** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **Mr. Ananthan N** ("**Borrower**") and from **Mrs. Kamala & Mr. Vijayakumar** (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 Plot No.15-C, Comprised in S.No.101/1C, measuring with an extent of 320 Sq. ft., undivided share of land out of 1602 Sq. ft., together with Residential Flat bearing No. 15C-3, in First Floor, having a super built up area of 753 Sq.ft., vide DTCP Approval No.392/2021/26 Situated at (as per Property tax Sri Raghavendra Nagar Annex) Sri Raghavendra Nagar Annex, No. 192/87, Veppampattu Village, Thiruvallur Taluk & District and bounded on the North by: Balaji Nagar, South by: 16 Feet Road, East by: Plot No. 15-B, and West by: Plot No.15-D Measuring East to West on the Northern Side: 25 feet 9 Inches; East to West on the Southern Side: 25 feet; North to South on the Eastern Side: 60 feet; North to South on the Western Side: 66 feet 3 Inches; situated at within Sub-Registration District of Thiruvallur and in the Registration District of Kancheepuram.	**Rs.17,04,000/-** (Rupees Seventeen Lakhs and Forty Thousand Only)	**Rs. 1,74,000/-** (Rupees One Lakh Seventy-Four Thousand Only)

Date and Time of Inspection of property	**On 13th Nov 2026**, between **11:00 A.M to 05:00 P.M (time)**
The Last Date, time for Submission of EMD	**On 19th Nov 2026**, up to **5.00 P.M** through online mode only on website www.bankeauction.com
Date and Time of E-Auction	**On 20th Nov 2026**, 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 ("AIIL")
Acting in its capacity as Trustee of **ISARC-2025 -2026 -3 Trust.**