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 06th Nov 26,** for recovery of an amount aggregating to **Rs. 33,16,338/- (Rupees Thirty Three Lakhs Sixteen Thousand Three Hundred and Thirty-Eight only) as on 07th Oct 26** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from Rakesh Rajaram Phatak (**"Borrower"**) and from Prajakta Rajaram Phatak (hereinafter referred to as "the Guarantors/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 that Flat bearing No. 401, on the Fourth Floor, admeasuring 515 Sq Ft i.e. admeasuring 47.86 Sq Mtrs (saleable area), in the Building No. 1, known as "OM SAI APARTMENT", in the building of the Society known as "OM SAI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD", constructed on land bearing Survey No. 1A, Hissa No.4, lying being and situated at Village Bolinj, Virar West, Tal. Vasai, Dist. Palghar – 401303, within the area of jurisdiction of Vasai-Virar City Municipal Corporation, Sub-Registrar of Vasai No. 1 to 6.	**Rs. 23,40,000/-** (Rupees Twenty-Three Lakh Forty Thousand Only)	**Rs. 2,34,000/-** (Rupees Two Lakh Thirty-Four Thousand Only)

Date and Time of Inspection of property	**On 30th Oct 26**, between **11:00 A.M to 05:00 P.M (time)**
The Last Date, time for Submission of EMD	**On 05th Nov 26**, up to **5.00 P.M** through online mode only on website www.bankeauction.com
Date and Time of E-Auction	**On 06th Nov 26**, 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. Mitu Muduli** Mob: **9867670416.**

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: Mumbai

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