

**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 **13th Nov 26**, for recovery of an amount aggregating to **Rs. 38,36,440/- (Rupees Thirty Eight Lakh Thirty Six Thousand Four Hundred & Forty 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 **ABDULLA FAHIM KHAN ("Borrower")** and from **MOHIN FAHIM KHAN** (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 piece and parcel of land "All that consisting of Flat No 301 on Third Floor, admeasuring area 843.584 Sq Fit in the building known as Firdos Apartment constructed on land bearing S No 4 Hissa No 14/3/5 Situated at Village Kondhwa Budruk Tq Haveli Dist Pune"	Rs. 30,80,000/- (Rupees Thirty Lakh Eighty Thousand Only)	Rs. 3,08,000 /- (Rupees Three Lakh Eight Thousand Only)
Date and Time of Inspection of property	On 06th Nov 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 12th Nov 26, up to 5.00 P.M through online mode only (on website www.bankeauction.com)	
Date and Time of E-Auction	On 13th Nov 26, 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. Gitesh Tupe. Mobile No.: 9284902903.	

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: PUNE


 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.**