



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 **09th Oct 2026**, for recovery of an amount aggregating to **Rs.12,63,842/- (Rupees Twelve Lakhs Sixty Three Thousand Eight Hundred & Forty Four 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. GAURANG HARSUKHBHAI VAGHASIYA** (collectively referred to as "borrower /guarantors/mortgagors") and from **MRS. SWATIBEN GAURANG VAGHASIYA** (hereinafter referred to as "the Co-borrower /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 RIGHTS, TITLE AND INTEREST IN FLAT NO. A-301, ON 3RD FLOOR, ADMEASURING 603 SQ. FT. SUPER BUILT-UP AREA AND 336.63 SQ. MTS. BUILT-UP AREA, TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN UNDERNEATH LAND OF BUILDING - A OF "SHYAM PALACE", CONSTRUCTED ON THE B-TYPE PLOT NOS. 31 & 33 AND A-TYPE PLOT NO. 32 OUT OF THE PLOTS SITUATED ON THE LAND BEARING REVENUE SURVEY NO. 214, BLOCK NO. 214 ADMEASURING 9275 SQ. MTS., OF VILLAGE: KAMREJ, SUB-DISTRICT: KAMREJ, DISTRICT: SURAT. AND BOUNDED AS FOLLOWS: EAST: ADJ. ROAD WEST: B-TYPE PLOT NO.30 NORTH: C.O.P. SOUTH: SOCIETY ROAD PROPERTY OWNED BY: MR. GAURANG HARSUKHBHAI VAGHASIYA	Rs. 8,90,000/- (Rupees Eight Lakh Ninety Thousand Only)	Rs. 89000/- (Rupees Eighty-Nine 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 ("AAIL"))
Acting in its capacity as trustee of **ISARC-2025 -2026 -3 Trust**.

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
(Subsidiary of Authum Investment & Infrastructure Limited)
(CIN : U67190MH2008PLC181062)

M031029

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