



INDIA SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
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 Authorized 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. 38,12,609/- (Rupees Thirty Eight Lakhs Twelve Thousand Six Hundred & Nine Only) on 07th Oct 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from Amit Ashok Kadam ("Borrower") and from Ashok Mahadev Kadam & Suvarna Ashok Kadam (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:

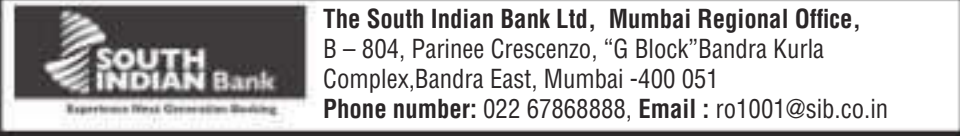
Description of Property	Reserve Price	EMD
All that part and parcel of property being at Flat No.102, 1st floor, "Dwarkamai" Near Panchavati Society, Vasundari Road, Survey No.02, Hiss No.5G & 5H, Plot No.6 & 7, of Village - Manda, Titwala (W) – 421605 Boundaries: By East : Sai Ganesh Krupa Building, By West: Chawl, By North : Gajanan Building, By South-Road- in the name of Mr. AMIT ASHOK KADAM/ Mr. ASHOK M KADAM/ Mrs. SUVARNA KADAM	Rs. 21,20,000/- (Rupees Twenty-One Lakh Twenty Thousand Only)	Rs. 2,12,000/- (Rupees Two Lakh Twelve 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

SD/-
Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
Acting in its capacity as trustee of ISARC 2025-2026-3 Trust

Date : 17.10.2026
Place : Mumbai



The South Indian Bank Ltd, Mumbai Regional Office,
B – 804, Parinee Crescenzo, "G Block" Bandra Kurla Complex, Bandra East, Mumbai – 400 051
Phone number: 022 67868888, Email : ro1001@sib.co.in

SAFE DEPOSIT LOCKER BREAK OPEN NOTICE

This is a public notice regarding the breaking open of locker where rent has not been paid by the locker hirer for three years or more in a row. Notices sent to the respective locker hirer have either been returned undelivered, or the locker hirers have chosen not to respond. The locker hirer are hereby informed that if they fail to clear the rent overdue within 7 days from the date of this notice, the Bank will be forced to break open the locker and take necessary further actions, as the Bank may deem appropriate. All such costs and expenses will be borne by the locker hirer. The list of such lockers is given below:

S.no	Branch	Name of Locker Hirer(s)	Locker No.
1	Fort	Mr. Bhushan Tarkar	AAL57

Chief Manager
Mobile number: 9892124036
Branch head
Mobile number: 7356221122

Date: 17.10.2026
Place: Mumbai



Motilal Oswal Home Finance Limited
Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email :- hqenquiry@motilaloaswal.com. CIN Number :- U65923MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

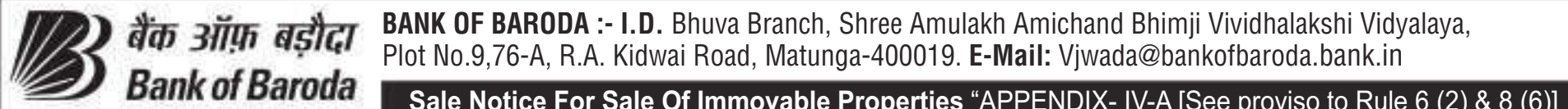
The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property All that part and parcel of property consisting of
1	LXKAR00117-180066808 Borrower: Rajnath Rameshankar Yadav Co-Borrower: Geeta Rajnath Yadav	08-07-2022/ For Rs. 8,39,399/-	12-10-2026	Flat No 209 2nd Floor B Wing Parshuram Plaza Ne S. No 154 Old S. No 118 H. No 2 Mouje Nilje Dombivli 421202 Dombivli Raigarh(MH) Maharashtra

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SD/-
Authorised Officer
Motilal Oswal Home Finance Limited

Date : 17.10.2026
Place : Maharashtra



BANK OF BARODA :- I.D. Bhuvra Branch, Shree Amulakh Amichand Bhimji Vividhalakshi Vidyalaya, Plot No.9,76-A, R.A. Kidwai Road, Matunga-400019. E-Mail: Vjwada@bankofbaroda.bank.in

Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 6 (2) & 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 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

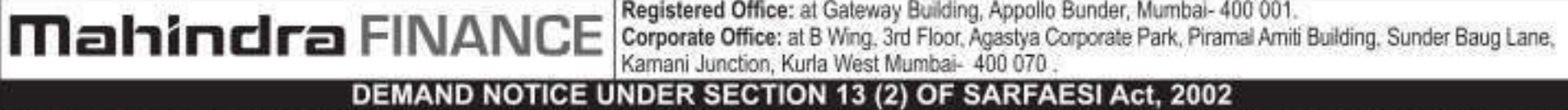
Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name & Address Of Borrower/ S / Guarantor/ S / Mortgagor (S)	Detailed Description Of The Immovable Property With Known Encumbrances, If Any	Total Dues.	1. Date of e-Auction 2. Time of E-Auction (Start Time to End Time)	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
Mr. Akshay Ashok Undalkar (Borrower) a) Room No. 2303, Bldg No. 1, Panchasheel SRA, New Gaut, Govandi Mumbai – 400043 b) Flat No.214, 2nd Floor, 'D' Wing, Sai Deep CHS Ltd. Plot No. 23, Sector 14, Kamoth, Navi Mumbai-410209 Mrs. Kajal Kirtidhewaj Jadhav (Co-Applicant) a) Room No. 2303, Bldg No. 1, Panchasheel SRA, New Gaut, Govandi Mumbai – 400043 b) Flat No.214, 2nd Floor, 'D' Wing, Sai Deep CHS Ltd, Plot No. 23, Sector 14, Kamoth, Navi Mumbai – 410209	Flat No.214, 2nd Floor, 'D' Wing, Sai Deep CHS Ltd., totally admeasuring 385 sq.ft built up area as per agreement. Plot No. 23, Sector 14, Kamoth, Navi Mumbai. Dist. Raigarh, Maharashtra – 410209, in the name of Mr. Akshay Ashok Undalkar and Mrs. Kajal Kirtidhewaj Jadhav. Boundaries : East: Open to Air, West: Flat No. D 215, North: Flat No. D 213, South: Open to Air Encumbrance known to Bank: Not Known	Rs. 25.17 Lakhs + unapplied Interest + Other charges	1. Date of e-Auction: 05-11-2026 2. Time of E-auction: Start Time: 2.00 P.M. To End Time: 6.00 P.M.	1. Reserve Price: Rs. 21,85,000.00 2. Earnest Money Deposit (EMD) Amount: Rs. 2,18,500.00 3. Bid Increase Amount: Rs.25,000.00	Physical	28-10-2026 Start Time: 11.00 A.M. to End Time: 4.00 P.M.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal <https://baanknet.com>. Also, prospective bidders may contact the Authorised officer on Mobile No: 9549114899/8652639854

Date: 17.10.2026 / Place: Mumbai

Authorised Officer, Bank of Baroda



Registered Office: at Gateway Building, Apollo Bunder, Mumbai- 400 001.
Corporate Office: at B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amli Building, Sunder Baug Lane, Kamani Junction, Kurla West Mumbai- 400 070.

DEMAND NOTICE UNDER SECTION 13 (2) OF SARFAESI Act, 2002

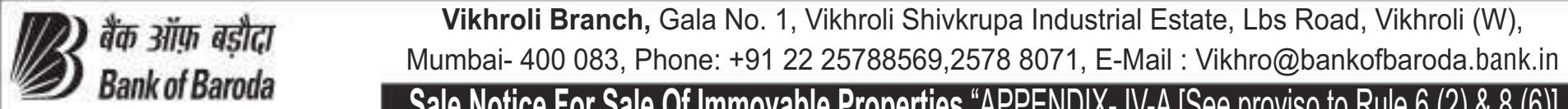
Whereas you the below mentioned Borrower/s, Co-Borrower/s, Guarantor/s and Mortgagors have availed loans from Mahindra and Mahindra Financial Services Ltd by mortgaging your movable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Mahindra and Mahindra Financial Services Ltd being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s/Co-Borrower/s/Guarantor/s/Mortgagors as mentioned in column No.1 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice.

Name of Borrower/ Co-Borrower/ Guarantor/Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs.../- As on																
1. M/s. Hi Tech Engineering (Borrower) 2. Mr. Amit Desai (Co-Borrower 1) 3. Mrs. Siddhi Revane (Co-Borrower 2)	Sanction Letter bearing Ref.No : 1) 0009398294 Date: 22.07.2022 2) 0009398294 Date:16.03.2023 Loan No./Contract No. 1) IMACHTL22316632 2) IMACHTL23353720 Loan amount 1) Rs.37,76,000/- (Rupees Thirty-Seven Lakh and Seventy-Six Thousand Only) 2)Rs.48,81,839/- (Rupees Forty-Eight Lakh Eight One Thousand Eight Hundred and Thirty-Nine Only)	Mortgaged movable Property details: ITEM NO-I - First and exclusive charge on the plant and machinery/ies, machineries spares, tools and accessories, electrical installations and fixtures located at M/s. Hi Tech Engineering. Unit No B/47 Silver Spring, Opp of Dena Bank Main Road, Talaja Navi Mumbai - 410208. <table><thead><tr><th>Sr.No</th><th>Machine Model and Make</th><th>Quantity</th><th>Supplier</th></tr></thead><tbody><tr><td>1</td><td>CNC LATHE MACHINE – NANO 200</td><td>02</td><td>EXCELLENCE ENGINEERING SERVICES</td></tr><tr><td>2</td><td>TSUGAMI MAKE CNC PRECISION AUTOMATIC LATHE MODEL M06JC-II WITH STANDARD AND OPTIONAL ACCESSORIES</td><td>03</td><td>TSUGAMI PRECISION ENGINEERING INDIA PVT. LTD.</td></tr><tr><td colspan="2">TOTAL</td><td>05</td><td></td></tr></tbody></table>	Sr.No	Machine Model and Make	Quantity	Supplier	1	CNC LATHE MACHINE – NANO 200	02	EXCELLENCE ENGINEERING SERVICES	2	TSUGAMI MAKE CNC PRECISION AUTOMATIC LATHE MODEL M06JC-II WITH STANDARD AND OPTIONAL ACCESSORIES	03	TSUGAMI PRECISION ENGINEERING INDIA PVT. LTD.	TOTAL		05		Date of NPA: 08.10.2026 Demand Notice Date: 13.10.2026	Rs.44,28,380/- (Rupees Forty-Four Lakh Twenty-Eight Thousand Three Hundred and Eighty Only) as on 09th October 2026
Sr.No	Machine Model and Make	Quantity	Supplier																	
1	CNC LATHE MACHINE – NANO 200	02	EXCELLENCE ENGINEERING SERVICES																	
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TOTAL		05																		

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.1, calling upon them to make payment of the aggregate amount as shown in column No.5, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.5. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Mahindra and Mahindra Financial Services Ltd shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.3. Please note that this publication is made without prejudice to such rights and remedies as are available to Mahindra and Mahindra Financial Services Ltd against the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 17.10.2026 / Place: Talaja Navi Mumbai

SD/- Authorised Officer, Mahindra and Mahindra Financial Services Ltd.



Vikhroli Branch, Gala No. 1, Vikhroli Shivkrupa Industrial Estate, Lbs Road, Vikhroli (V), Mumbai- 400 083, Phone: +91 22 25788569,2578 8071, E-Mail: Vikro@bankofbaroda.bank.in

Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 6 (2) & 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 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

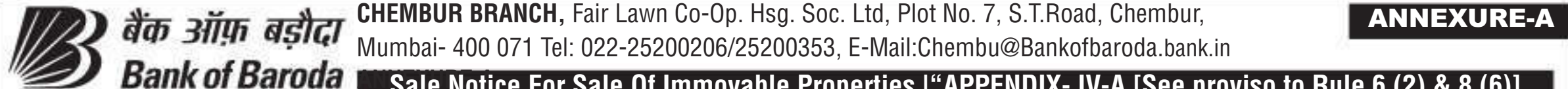
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Name & Address Of Borrower/ S / Guarantor/ S / Mortgagor (S)	Detailed Description Of The Immovable Property With Known Encumbrances, If Any	Total Dues.	1. Date of e-Auction 2. Time of E-Auction (Start Time to End Time)	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
Mr.Satish Bajrang Bagal a) Shop No.9, Infinity Heights, Plot No. A/23, Sector14, Kalamboli-410218 b)Flat No603,6th Floor,Vignahar Residency, Village Karanjade Taluka Panvel, Dist Raigad-410206 Mr. Bajrang Ramchandra Bagal a) Shop No.9, Infinity Heights, Plot No. A/23, Sector14,Kalamboli-410218 b)Flat No603,6th Floor, Vignahar Residency, Village Karanjade Taluka Panvel, Dist Raigad-410206	Equitable Mortgage of Flat No. 603, 6th Floor, admeasuring area 461 sq. fts. Built up area in the building known as Vignahar Residency & Society known as Vignahar Residency CHS Ltd. constructed on Plot No.48, Sector 5A of Village Karanjade, Taluka Panvel, District Raigad, Pin Code-410206 in the name of Mr. Satish Bjrang Bagal So, Bajrang Ramchandra Bagal & Mr. Bajrang Ramchandra Bagal. Boundaries of the property-North-Flat No. 604, South-By Passage, East-Staircase/ Open to Air, West-Flat No. 601, 602, lift & Staircase Encumbrance known to Bank: Not Known	Rs. 39.98 Lakhs + unapplied Interest + Other charges	1. Date of e-Auction: 05-11-2026 2. Time of E-auction: Start Time: 2.00 P.M. To End Time: 6.00 P.M	1. Reserve Price: Rs. 38,09,000.00 2. Earnest Money Deposit (EMD) Amount: Rs. 3,80,900.00 3. Bid Increase Amount: Rs.25,000.00	Physical	28-10-2026 Start Time: 11.00 A.M. to End Time: 04.00 P.M.

For detailed terms & conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> & online auction portal <https://baanknet.com>. Also, prospective bidders may contact the Authorised officer on Mobile No: 9549114899/8652639826

Date:17.10.2026 / Place: Mumbai

Authorised Officer, Bank of Baroda



CHEMBUR BRANCH, Fair Lawn Co-Op. Hsg. Soc. Ltd, Plot No. 7, S.T.Road, Chembur, Mumbai- 400 071 Tel: 022-25200206/25200353, E-Mail:Chembur@Bankofbaroda.bank.in

ANNEXURE-A
Sale Notice For Sale Of Immovable Properties ["APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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Name & address of Borrower/ s / Guarantor/ s / Mortgagor (s)	Detailed description of the Immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2.Time of E-auction (Start Time to End Time)	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection Date & Time
1. M/s Sahyadri Jaggery and Agro Products LLP A Limited Liability Partnership- Address: a) A-325, 3rd Floor, Vignaharta CHSL,Dr.Mahadev Palav Marg, Near Avighna Park,Curry Road, Lalbaug, Mumbai-400012 2.Mr.Pritam Vijay Khodade (Designated Partner/Guarantor) Add:A-324-325, 3rd floor, Vignaharta CHSL, Dr. Mahadev Palav Marg, Near Avighna Park, Curry Road, Parel, Mumbai-400012 3.Mr. Priyesh Vijay Khodade (Partner/Guarantor) Address:a)A-324-325,3rdfloor, Vignaharta CHSL,Dr.Mahadev Palav Marg, Near Avighna Park, Curry Road, Parel, Mumbai-400012 b) 364/B, New Hajikassam Chawl, Ground Floor, Room No.4, B.A Road,Opp Ganesh Galli, Lalbaugh, Mumbai-400012 4.Mr.Chandrakant Baburao Kale (Partner/Guarantor), Address:Plot No 59-E, Gangotri Vihar Colony, Mumbai Agra Road, Near Amrutdham, Panchavati, Nashik-422003 5.Mr.Pratik Bhaskar Shinde (Partner/Guarantor), Address: a)Atharva Nivas, Karanje Nagar-1, Talegaon Dhamdhare Road, At post Shikrapur, Taluka-Shirur-District-Pune-412208 6.Mr.Vithal Kutumra Detha (Partner/Guarantor) Address: C 502, Vastusankalp CHS, Plot No 10, Sector-5,Kamothe, Panvel Raigad-410206. 7. Mr. Vijay Dhondiba Khodade (Guarantor & Mortgagor)- A-324-325, 3rd floor, Vignaharta CHSL, Dr. Mahadev Palav Marg, Near Avighna Park, Curry Road, Parel, Mumbai-400012 8. Mr.Popat Habibrai Savant (Guarantor & Mortgagor) a)Room No.101, Bhagyashree Ratan Bai Compound, Shivaji Park,Wagle Estate,Thane-400604	Registered Mortgage of Flat No.403,4th Floor, B-wing, admeasuring 391 sq.ft built up area in the building known as Balaji Darshan Apartment of the society known as Balaji Darshan, Plot no.28, Secot No.11,Kamothe, Navi Mumbai, Dist Raigad-410209, in the name of Mr. Popat Hambirao Savant (Guarantor and Mortgagor)	Rs. 4,94,61,297.21 +unapplied interest+ Other charges	1.Date of e-Auction: 05-11-2026 2. Time of E-auction: Start Time: 2.00 P.M To End Time: 6.00 P.M	1.Reserve Price: Rs. 32,70,000.00 2.Earnest Money Deposit (EMD) Amount: Rs. 3,27,000.00 3.Bid Increase Amount: Rs. 25,000.00	Physical	28-10-2026 Start Time: 11.00 A.M to End Time: 04.00 P.M.

For or detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal <https://baanknet.com>. Also Also, prospective bidders may contact the Authorised officer on Mobile 8652639813/9549114899.

Date: 17.10.2026 Place: Mumbai

Authorised Officer, Bank of Barodaa



INDIA SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
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

SD/-
Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
Acting in its capacity as trustee of ISARC 2025-2026-3 Trust

Date : 17.10.2026
Place : Mumbai