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 13th Nov 26,** for recovery of an amount aggregating to **Rs. 41,92,237/- (Rupees Forty One Lakh Ninety Two Thousand Two Hundred & Thirty Seven 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 **VAIBHAV SHANKAR TOTAWAR** ("**Borrower**") and from **LEELA SHANKARARAO TOTAWAR** (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 undevided 1.842% share and interest in all that piece and parcel of land bearing apartment No. G-07, having super built up area of 57.60 Sq. Mtr. Situated on the Ground Floor of the building to be known and styled as "Shridhar Apartment" of Mouza Nagpur, Ward No. 34 bearing City Survey No 312 and Sheet No 203, which is the limits of Nagpur Improvement Trust And Nagpur Municipal corporation, Tahsil Nagpur & Dist Nagpur".	**Rs. 22,68,000/-** (Rupees Twenty-Two Lakh Sixty-Eight Thousand Only)	**Rs. 2,26,800/-** (Rupees Two Lakh Twenty-Six Thousand Eight Hundred 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: NAGPUR

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.**