

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. 27,73,559.65/- (Rupees Twenty Seven Lakh Seventy Three Thousand Five Hundred Fifty Nine & Sixty Five 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 **MUHAMMADABUBAKAR QAISER KHAN ("Borrower")** and from **SANOBAR MUHAMMAD ABUBAKAR** (hereinafter referred to as "the Guarantors/Mortgagors") **MUHAMMAD BILAL QAISE KHAN** (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 part and parcel of MECCA Market, Lower Ground Floor, HHS 05, CTS No 10213/1 Sheet No 45 admg 72.01 sq mtrs admg 1049.2 sq. mtrs Bhaji Mandi Road Shahgunj Aurangabad".	Rs. 43,74,000/- (Rupees Forty- Three Lakh Seventy-Four Thousand Only)	Rs. 4,37,400/- (Rupees Four Lakh Thirty-Seven Thousand Four 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: 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.**