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 20th Nov 2026,** for recovery of an amount aggregating to **Rs. 6178753/- (Rupees Sixty One Lakhs Seventy Eight Thousand Seven Hundred & Fifty Three 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 **AINA BEERUVA INDUSTRIES** ("**Borrower**) and **from Mr. Sayed Umar & Mr. Syed Khaja Hussian & Mrs Syed Asma** (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
ITEM-1: ALL THAT PIECE AND PARCEL OF LAND AND BUILDING SITUATED AT SPSR NELLORE DISTRICT, NELLOR REGISTRATION DISTRICT, STONE HOUSEPET REGISTRATION SUB-DISTRICT, NELLORE BIT-2 AREA, COMPRISED IN S.NO.2215 TO 2217 PRESENTLY IN S.NO.2216, NELLORE CITY, MUNICIPAL WARD NO.28, VENKATESWARAPURAM AREA, JANARDHANA REDDY COLONY, H.NO.3137, SITUATED AT PLOT NO.531, ASSESSMENT NO.1031061694, LAND MEASURING AN EXTENT OF 16 ANKANAMS OR 128 SQ. YARDS OF SITE THERE IN RCC ROOFED BUILDING BOUNDED BY: EAST BY: HOUSE OF SYED MAHABOOB BI; WEST BY: HOUSE OF SYED ABDUL ALEEM, SYED IBRAHIM; NORTH BY: HOUSE OF SULOCHANAMMA AND SOUTH BY: ROAD WITHIN THESE BOUNDARIES AN EXTENT OF 16 ANKANAMS OR 128 SQ. YARDS, OF SITE THEREIN AN EXTENT OF 576 SQ FEET OF RCC ROOFED HOUSE WITH CURRENT METER NO.000624, ETC WITH ALL ITS EASEMENT RIGHTS APPURTENANCES THERETO. ITEM-2: ALL THAT PIECE AND PARCEL OF LAND AND BUILDING SITUATED AT SPSR NELLORE DISTRICT, NELLOR REGISTRATION DISTRICT, STONE HOUSEPET REGISTRATION SUB-DISTRICT, NELLORE BIT-2 AREA, COMPRISED IN S.NO.2215 TO 2217 PRESENTLY IN S.NO.2119, NELLORE CITY, MUNICIPAL WARD NO.28, VENKATESWARAPURAM AREA, JANARDHANA REDDY COLONY, H.NO.3066, PRESENT DOOR NO.28-8-1018, ASSESSMENT NO.1031084578, LAND MEASURING AN EXTENT OF 36 ANKANAMS OR 228 SQ. YARDS OF SITE THERE IN RCC ROOFED BUILDING BOUNDED BY: EAST BY: ROAD; WEST BY: ACC SHED OF PATHAN RASHEED KHAN; NORTH BY: ROAD AND SOUTH BY: HOUSE OF SHAIK MEERAVALI AND SHAIK BABU WITHIN THESE BOUNDARIES AN EXTENT OF 36 ANKANAMS OR 228 SQ. YARDS, OF SITE THEREIN AN EXTENT OF 832 SQ FEET OF ACC ROOFED HOUSE WITH CURRENT METER NO.3321199005275, ETC WITH ALL ITS EASEMENT RIGHTS APPURTENANCES THERETO. PROPERTY OWNED BY: MR. SYED UMAR & MR. SYED KHAJA HUSSIAN	**Rs. 14,00,000 /-** (Rupees Fourteen Lakh Only)	**Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand Only)

Date and Time of Inspection of property	**On 13th Nov 2026**, between **11:00 A.M to 05:00 P.M (time)**
The Last Date, time for Submission of EMD	**On 19th Nov 2026**, up to **5.00 P.M** through online mode only on website www.bankeauction.com
Date and Time of E-Auction	**On 20th Nov 2026**, 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. Vinod Bandlamudi** M No. - **7842527708**

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: Hyderabad

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