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 18th Nov 2026,** for recovery of an amount aggregating to **Rs. 42,37,112/- (Rupees Forty-Two Lakhs Thirty-Seven Thousand One Hundred & Twelve 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 **AJITBHAI SHANKARBHAI DUDHREJIYA** ("**Borrower**") and **JAYABEN AJITBHAI DUDHREJIYA**, (hereinafter referred to as Legal heirs of Mortgagor) (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 the right, title, and interest in Second Floor Shop No. 09 Paiki (southern side portion), being Shop No. 9/B, admeasuring 47.71 Sq. Mtrs., along with rights of terrace, forming part of "Jay Somnath Complex", bearing Surendranagar City Survey No. 1511 Paiki of Ward No. 1, situated opposite Mela Na Medan, Malhar Chowk, Surendranagar, within the municipal limits of Surendranagar –Dudhrej – Wadhwan Municipality, and belonging to Dudhrejiya Jayaben Ajitbhai, and bounded as under: on the East by 10.795 meters wide road, on the West by 10.795 meters wide common walking passage of the shopping Centre and 4.42 meters wide remaining portion of Shop No. 9 Paiki, and on the South by land bearing City Survey No. 1526.	**Rs. 29,20,000/-** (Rupees Twenty-Nine Lakhs & Twenty Thousand Only)	**Rs. 2,92,000/-** (Rupees Two Lakhs Ninety-Two Thousand Only)
Date and Time of Inspection of property	**On 12th Nov 2026**, between **11:00 AM to 05:00 PM (time)**	
The Last Date, time for Submission of EMD	**On 17th Nov 2026**, up to **5.00 P.M** through online mode only Website www.bankeauction.com	
Date and Time of E-Auction	**On 18th Nov 2026**, 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. Sagar Chaudhari** Mob No: **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: Surendranagar

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