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 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) as 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 A 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

Date: _____
Place: _____

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