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. 50,24,038.74/- (Rupees Fifty Lakhs Twenty Four Thousand Thirty Eight & Seventy Four Paisa 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 **DILLIBABU P** ("**Borrower**") and from **Mrs. P. Banumathi & Mrs. Paravathi** (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
KANCHIPURAM DISTRICT, IN KANCIPURAM REGISTRATION DISTRICT, IN KANCHIPURAM JOINT 4 SUB-REGISTER OFFICE, IN KANCHIPURAM TALUK, IN TOWN 2ND DIVISION, IN HYDERPATTARAI NETHAJI STREET, ON SOUTHERN ROW, COMPRISED IN SURVEY NO.1441/1, A HOSE SITE PROPERTY, **ITEM NO.1: - BOUNDED ON THE** SOUTH OF: STREET, WEST OF: DURAISAMY WIFE KAMAKSHI'S HOUSE SITE, NORTH OF: PERUMAL MUDALIAR'S BACKYARD, EAST OF: MANI WIFE LATHA'S HOUSE SITE WHEREIN, MEASURING EAST TO WEST 22 FEET; NORTH TO SOUTH 107 FEET; TOTAL 2354 SQ.FT., ON THE EASTERN SIDE COMMON NARASAM, MEASURING EAST TO WEST 6 FEET; NORTH TO SOUTH 71 FEET; WHEREIN, HOUSE BUILDING MEASURING EAST TO WEST 16 FEET; NORTH TO SOUTH 91 FEET; TOTAL 1456 SQ.FT., ON THE NORTHERN SIDE, APART FROM STREET SIDE STARTING ON THE SOUTH SIDE 1 TO 38 FEET, 39 FEET TO 71 FEET TOTALLY 33 FEET ON THE NORTH TO SOUTH AND EAST TO WEST 16 FEET; TOTAL 528 SQ.FT., AND ALSO COMMON NARASAM 426 SQ.FT., IN HALF OF THE SHARE I.E.213 SQ.FT., COMPRISED IN TOWN SURVEY NO.1441/14. BOUNDARIES: SOUTH, NORTH OF: PARVATHI'S REMAINING SITE; EAST OF: MANI WIFE LATHA'S HOUSE SITE; WEST OF: KAMATCHI'S HOUSE SITE TOTALLY 726 SQ.FT., BEARING DOOR NO. 20. **ITEM NO.2: - BOUNDED ON THE:** SOUTH OF: STREET, NORTH OF: PERUMAL MUDALIAR'S BACKYARD, EAST OF: MANI WIFE LATHA'S HOUSE SITE AND WEST OF: KAMAKSHI'S HOUSE SITE WHEREIN, ON THIS PORTION, IN SOUTH SIDE BACKYARD LAST, MEASURING EAST TO WEST: 22 FEET; NORTH TO SOUTH: 36 FEET; TOTAL 792 SQ.FT., AND ALSO COMMON NARASAM ON EASTERN SIDE, BEARING DOOR NO.20, AT PRESENT NEW DOOR NO.20/70, COMPRISED IN TOWN SURVEY NO.1441/1, IN SUB-DIVISION TOWN SURVEY NO.1441/104. **ITEM NO.3: - A PASSAGE SITE, BOUNDED ON THE:** SOUTH OF: STREET, NORTH OF: PERUMAL MUDALIAR'S BACKYARD, EAST OF: MANI WIFE LATHA'S HOUSE SITE AND WEST OF: KAMAKSHI'S HOUSE SITE WHEREIN, ON THIS PORTION, IN SOUTH SIDE BACKYARD LAST, MEASURING EAST TO WEST: 22 FEET; NORTH TO SOUTH: 107 FEET; TOTAL 426 SQ.FT., COMMON PASSAGE OF HALF OF THE SHARE I.E.213 SQ.FT., BEARING DOOR NO.20, AT PRESENT NEW DOOR NO.20/70, COMPRISED IN TOWN SURVEY NO.1441/1. PROPERTY OWNED BY: 1.MRS. P. BANUMATHI ,2. MR. P DILLIBABU 3.MRS M PARVATHI.	**Rs. 46,20,000 /-** (Rupees Forty-Six Lakh Twenty Thousand Only)	**Rs. 4,62,000/-** (Rupees Four Lakh Sixty-Two 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. Manikandan R** - Mob: **70100 47591**

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: **CHENNAI**

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.**