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 I ISARC (Constructive/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. 30,12,781/- (Rupees Thirty Lakh Twelve Thousand Seven Hundred & Eighty One 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 **DINESH SAKHARAM WAGH** ("**Borrower**") and from **DWARLABAI SAKHARAM WAGH** (hereinafter referred to as "the Guarantors/Mortgagors") (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 that part and parcel of Flat No B14 , admg 42.20 sq.mtrs, carpet area on First Floor in Copper Height constructed 3rd Floor, Copper Heigh, Plot No 1, Gut No 47, Hirapur Tq & Dist Aurangabad- 431001"	**Rs.16,20,000 /-** (Rupees Sixteen Lakh Twenty Thousand Only)	**Rs.1,62,000/-** (Rupees One Lakh Sixty-Two Thousand 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 ("AIIL")
Acting in its capacity as trustee of **ISARC-2025 -2026 -3 Trust.**