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. 36,49,793/- (Rupees Thirty Six Lakhs Forty Nine Thousand Seven Hundred & Forty-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 **Mr. GANESH S (Borrower)** and from **Mrs. GAYATHRI S** (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
TIRUPUR REGISTRATION DISTRICT, PALLADAM REGISTRATION DISTRICT, PALLADAM TALUK, MATHAPUR VILLAGC, PREVIOUS S.F. NO.156/5, PRESENT SUBDIVISION 156/SB1, PUNJAI HEC. 0.96.00. OLD PUNJAI ACRE 2.37, IN PUNJAI ACRE 2.36 WITHIN THE FOLLOWING BOUNDARIES AND MEASUREMENTS: - EAST OF - S.F. NO. 156/SA LAND, WEST OF - S.F. NO. 156/5B2 LAND, SOUTH OF - S.F. NO. 156:4A LAND, NORTH OF - S.F. NO. 156/5B 1 LAND, IN THIS MIDDLE PUNJAI ACRE 2.36 OF LAND PREVIOUS S.F. NO. 156/5, PRESENT SUBDIVISION S.F. NO.156/5A, PUNJAI HEC 1.06.00 IN PUNJAI ACRE 2.62 WITHIN THE FOLLOWING BOUNDARIES AND MEASUREMENTS: -EAST OF - S.F. NO.121 LAND, WEST OF - S.F.NO.156/5B1 LAND, SOUTH OF - S.F.NO.156/4A LAND, NORTH OF -S.F. NO.157 LAND, IN THIS MIDDLE PUNJAI ACRE 2.62, NEW SUBDIVISION S.F. NO. 156/5A1A1A TOTAL PUNJAI ACRE 4.98 APPROVED BY COMBATORE TOWN AND COUNTRY DEPUTY DIRECTOR UNDER MA, VA. REGULARIZATION ORDER/(KO.MA) NO.57/2018 TO AN EXTENT OF LAND WAS DEVELOPED INTO RESIDENTIAL LAYOUT IN THE NAME OF "CHERAN NAGAR" IN SITE NO.48 WITHIN THE FOLLOWING BOUNDARIES AND MMEASUREMENTS; EAST OF - 23FT WIDTH SOUTH - NORTH ROAD, WEST OF - SITE NO 46,47, SOUTH OF - SITE NO 49, NORTH OF- 30 FT WIDTH EAST ROAD, IN THIS MIDDLE, EAST WEST ON THE NORTH SIDE - 25FT, EAST WEST ON THE SOUTH SIDE - 25 1/2 FT, SOUTH-NORTH ON THE EAST SIDE – 48, SOUTH-NORTH ON THE WEST SIDE - 52 1/2 FT. ADMEASURING 1269 SQ. FT OR 117.89 SQ. MTR OF AN EXTENT OF VACANT LAND WITH USING E RIGHTS TO LAYOUT ROADS COMMON USAGE AND COMMON PATHWAYS ETC., THIS PROPERTY SITUATED IN NOW RE-SURVEY S.F.NO. 156/8A1A1A1. IN WITNESS WHEREOF THE MORTGAGOR/S HAS/HAVE SET HIS/HER/THEIR HAND THE DAY, ONTH AND YEAR FIRST ABOVE WRITTEN. PROPERTY OWNED BY: GANESH	**Rs. 28,70,000/-** (Rupees Twenty-Eight Lakh & Seventy Thousand Only)	**Rs. 2,87,000/-** (Rupees Two Lakh Eighty Seven 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 No.: **7010047591**

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: Tirupur

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