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. 56,28,458/- (Rupees Fifty-Six Lakhs Twenty-Eight Thousand Four Hundred & Fifty-Eight 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 **JAYAM STUDY CIRCLE** ("**Borrower**), **Mrs. Jonnalgadda Jayaseela** and **Mr. Katari Rajkumar 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
GUNTUR DISTRICT KORITEPADU SUB DISTRICT, GUNTUR MUNICIPAL CORPORATION AREA LIMITS GUNTUR CITY, BHARATHPET 1ST LINE, MUNCIPAL WARD NO.1, NEW WARD NO.2, BLOCK NO.8, T.S.NO.521/3, WHICH AN EXTENT OF 274.7/9 SQ.YDS OF SITE WITH D.NO.4-16-146, ASST NO.11232 WAS CONSTRUCT WITH NAME AND STYLE AS KRISHNA CHAITANYA ENCLAVE APARTMENT IS BEING BOUNDED BY: EAST: PROPERTY BELONGS TO DASARI SUBBA RAO AND OTHERS; 70FT; SOUTH: MUNICIPAL CORPORATION ROAD; 34.7FT; WEST: BODDU PRAKASARAO SOLD TO OTHERS PROPERTY; 74FT; NORTH: PROPERTY MAMIDI PREMAIAH AND OTHERS; 33.6FT. WITHIN THE ABOVE AN UNDIVIDED UNSPECIFIC SHARE OF 274.7/9 SQ.YDS., OR 229-75 SQ.MTS., OUT OF AN EXTENT OF 27-5 SQ.YDS., OR 22.99 SQ.MTS, OF SITE CONSTRUCT WITH KRISHNA CHAITANYA ENCLAVE APARTMENT WITH FLAT NO.401 OF THIRD FLOOR IS BOUNDED BY: EAST: OPEN TO SKY; SOUTH: OPEN TO SKY; WEST: OPEN TO SKY; NORTH: COMMON CORRIDOR. WITHIN THE ABOVE PLINTH AREA 851 SQ. FT (INCLUDING COMMON AND CAR PARKING AREA) WITH FLAT NO.401 AT THIRD FLOOR KRISHNA CHAITANYA ENCLAVE WITH ALL COMMON AND JOIN RIGHTS, FACILITIES, BORE WATER, TERRACE RIGHTS, EASEMENTARY RIGHTS AND ONE CAR PARKING AND ETC., PROPERTY OWNED BY: JONNALGADDA JAYASEELA & KATARI RAJKUMAR	**Rs. 27,54,000/-** (Rupees Twenty-Seven Lakhs & Fifty-Four Thousand Only)	**Rs. 2,75,400/-** (Rupees Two Lakh Seventy-Four Thousand & Four Hundred 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. Vinod Bandlamudi** M No. – **7842527708**

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: Hyderabad

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