**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 18th Nov 2026,** for recovery of an amount aggregating to **Rs. 23,59,274/- (Rupees Twenty-Three Lakhs Fifty-Nine Thousand Two Hundred & Seventy Four 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 **JAYDIP VINODBHAI DABHI** ("**Borrower**") and from **MEGHABEN JAYDIP DABHI & PARMAR HARISH** (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** |
|---|---|---|
| All the Piece and Parcel of Non-Agricultural Plot of land in Mauje Bapod, Vadodara lying being land bearing Revenue Survey No. 589 Piaki admeasuring 4350 Sq. Mtrs. T.P. NO. 43, F.P. NO. 41 Paiki admeasuring 2611 Sq. Mtrs., Known as "VAKRATUND BLISS", Tower C, Seventh Floor, Flat No. 704, Carpet area admeasuring 57.71 Sq, Mtrs. ar Registration District Vadodara Sub District Vadodara. Having boundaries: East: By Margin, West: Flat No. 701, North: By Margin, South: By Margin & Flat No. 703. | **Rs. 18,87,000/-** (Rupees Eighteen Lakhs & Eighty-Seven Thousand Only) | **Rs. 1,88,700/-** (Rupees One Lakh & Eighty-Eight Thousand & Seven Hundred Only) |

| | |
|---|---|
| Date and Time of Inspection of property | **On 12th Nov 2026**, between **11:00 AM to 05:00 PM (time)** |
| The Last Date, time for Submission of EMD | **On 17th Nov 2026**, up to **5.00 P.M** through online mode only<br>Website www.bankeauction.com |
| Date and Time of E-Auction | **On 18th Nov 2026**, 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<br>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.<br>Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555,<br>Help Line e-mail ID: Support@bankeauctions.com,<br>For bidding, log on to Website https://www.bankeauctions.com |
| Contact person/Contact Number | **Mr. Sagar Chaudhari** Mob No: **9904738950** |

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: Vadodara

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 ("ISARC")**