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. 1,00,22,172/- (Rupees One Crore Twenty Two Thousand One Hundred & Seventy Two 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 **MOHIT AMBALAL RANA** ("**Borrower**") and **PUNITKUMAR KRUNAL AMBALAL RANA, & AMBALAL JIVRAMBHAI RANA** (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 piece and parcel of land TENAMENT NO. 20 (ADMEASURING ABOUT 96.15 SQ. MTRS. & CONTORTION THEREON 263.53 SQ. MTRS.), "RANA SOCIETY", RANA CO. OP. HOUSING SOCIETY LTD., SITUATED AT TPS NO. 2, FP NO. 117 PAIKI SUB PLOT NO. 1, MOUJE: RAJPUR-HIRPUR, TALUKA: MANINAGAR, DIST. & SUB DISTRICT: AHMEDABAD in the name of **MOHIT AMBALAL RANA**	**Rs. 76,95,000/-** (Rupees Seventy-Six Lakhs & Ninety-Five Thousand Only)	**Rs. 7,69,500/-** (Rupees Seven Lakhs & Sixty-Nine Thousand & Five 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 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 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. 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: Ahmedabad

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