



INDIA SME Asset Reconstruction Company Limited

(Subsidiary of Authum Investment & Infrastructure Limited ("AIIIL"))

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 IDBI Bank II/2013-14 Trust ("ISARC")) (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 10.02.2026, for recovery of an amount aggregating to Rs.5,13,93,698.89 (Rupees Five Crore Thirteen Lakh Ninety Three Thousand Six Hundred Ninety Eight and Paise Eighty Nine only) as on 09.05.2019 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from Ram Agencies ("Borrower") and from Shri. Keshav Gondane and Smt. Vrushali Keshav Gondane (hereinafter referred to as "the Guarantors/Mortgagors") and 1.Smt.Neeta Ashok Kamble, 2. Smt. Revati Vikay Kose, 3. Kum. Roopali Abhimanyu Gedam and 4. Smt. Vrushali Keshav Gondane, (hereinafter referred to as Legal heirs of Mortgagor Late Shri Abhimanyu Gedam) (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
Plot No 63A admeasuring 250.61 sq mtrs, Postal Audit Co-operative Housing Society Ltd. Kh No 14/1, Village Khamla, Mouza No.87, Thak No.185, PH No.30, behind Durga Mandir, Rana Pratap Nagar, Teh & Dist. Nagpur- in the name of Shri. Abhimanyu M. Gedam.	Rs.3,18,00,000/-	Rs.31,80,000/-
Date and Time of Inspection of property : On 02.02.2026 , between 11.00 A.M. to 4.00 P.M.		
The Last Date, time for Submission of EMD: On 09.02.2026, upto 5.00 P.M through online mode only on website www.bankeauction.com		
Date and Time of E-Auction: On 10.02.2026, from 02.00 P.M. to 05.00 P.M. 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: Smt. Sumedha Sawant, (CM) M: 9769062721		

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: 18.01.2026

Place: Mumbai

Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIIIL"))
Acting in its capacity as trustee of IDBI Bank II/2013-14 Trust