



INDIA SME Asset Reconstruction Company Limited

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

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 ISARC (Constructive/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 23rd Jun 26, for recovery of an amount aggregating to **Rs. 27,26,473/- (Rupees Twenty Seven Lakhs Twenty Six Thousand Four Hundred and Seventy Three only)** as on 08th May 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **SANKET RAMESH BHOYAR ("Borrower")** and from **JAYSHREE SANKET BHOYAR (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 that part and parcel of land area 111.92, sq mtrs, out of land area 166.75, sq mtrs of plot no 4/1 out of survey no 71 & 72, situated at Mouja Rampur Tq Rajura Dist Chandrapur. Boundaries as Under: East: Rajura to sasti,Road and Remain part of plot no 4/1 owned by sou sarala Balvant Khamankar, West: Plot No 59 & 60, North: House of Shri Baburao Bobade, South: Remain part of plot no 4/1 owned by sou sarala balvant khaankar and house of Balvant Khamankar.	Rs.2780000/-	Rs. 277000/-

Date and Time of Inspection of property : On 18th Jun 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD : On 22nd Jun 26, up to 5.00 P.M through online mode only on website www.bankeauction.com

Date and Time of E-Auction : On 23rd Jun 26, 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. Gitesh Tupe. Mobile No.: 9284902903.

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 : 13.05.2026
Place : Maharashtra

SD/-
Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AAIL"))
Acting in its capacity as trustee of ISARC-2025 -2026 -3 Trust