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 13th Nov 26, for recovery of an amount aggregating to Rs. 41,92,237/- (Rupees Forty One Lakh Ninety Two Thousand Two Hundred & Thirty Seven 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 VAIBHAV SHANKAR TOTAWAR ("Borrower") and from LEELA SHANKARARAO TOTAWAR (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 piece and parcel of land All that undevided 1.842% share and interest in all that piece and parcel of land bearing apartment No. G-07, having super built up area of 57.60 Sq. Mtr. Situated on the Ground Floor of the building to be known and styled as "Shridhar Apartment" of Mouza Nagpur, Ward No. 34 bearing City Survey No 312 and Sheet No 203, which is the limits of Nagpur Improvement Trust And Nagpur Municipal corporation, Tahsil Nagpur & Dist Nagpur".	**Rs. 22,68,000/- (Rupees Twenty-Two Lakh Sixty-Eight Thousand Only)**	**Rs. 2,26,800/- (Rupees Two Lakh Twenty-Six Thousand Eight Hundred Only)**

Date and Time of Inspection of property : On 06th Nov 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD: On 12th Nov 26, up to 5.00 P.M through online mode only \on website www. bankeauction.com

Date and Time of E-Auction: On 13th Nov 26, 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. 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**

SD/-
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

Date : 19.10.2026
Place : Nagpur

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 13th Nov 26, for recovery of an amount aggregating to Rs. 43,64,548/- (Rupees Forty Three Lakh Sixty Four Thousand Five Hundred & Forty 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 GHANSHYAM SUKHADEV TIKALE ("Borrower") and from URMILA GHANSHYAM TIKALE (hereinafter referred to as "the Guarantors/Mortgagors") (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 Property No 54, At Jamkhurd Post Jamtukum Tah. Pombhurna & Dist Chandrapur, Maharashtra 442918 Total Land Area Sq. Feet = 1200.00 Sq. Feet. = 111.48 Sq. mtr & Total Constructed Area = 1200 Sq Ft. = 111.48 Sq Mtr Mouza At Jamkhurd, Tah Pombhurna & Dist Chandrapur, Maharashtra 442918.	**Rs. 37,26,000/- (Rupees Thirty-Seven Lakh Twenty-Six Thousand Only)**	**Rs. 3,72,600/- (Rupees Three Lakh Seventy-Two Thousand Six Hundred Only)**

Date and Time of Inspection of property : On 06th Nov 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD: On 12th Nov 26, up to 5.00 P.M through online mode only \on website www. bankeauction.com

Date and Time of E-Auction: On 13th Nov 26, 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. 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**

SD/-
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

Date : 19.10.2026
Place : Nagpur