



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 21st April 2026, for recovery of an amount aggregating to Rs. 44,05,632.34/- (Rupees Forty Four Lakhs Five Thousand Six Hundred Thirty Two & Thirty Four Paise Only) as on 31st Jan 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from RANGRAJ NILKANTH GAIKWAD ("Borrower") and from ARCHANA RANGRAJ GAIKWAD (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 Apartment No. B-9 B-603, On Sixth Floor, in Block No. B9, Building No. B, having carpet area admeasuring about 41.10 Sq. Mtrs. & Built-up area admeasuring 38.75 Sq. Mtrs. & Super Built-up area admeasuring 59.80 Sq. Mtrs., covered in 1 Bedroom, 1 Kitchen & 1 Hall along with Latrine & bath together with 0.143% undivided proportionate share and interest in land on "as is where is basis" in a cluster known as "SUDAMA" being the portion of "VRINDAVAN" constructed on Plot No. 5, comprising out of Survey No. 248, 257/2, 258/1-G, & 258/1-K, 258/2, P.H. No.42, admeasuring about 18682.009 Sq. Mtrs. of Mouza – Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & Dist. Nagpur. The Apartment is bounded as under: On the East: Apartment No. B-9 B-602, On the West: Tower 9A On the North: Apartment No. B-9B-604, On the South: Apartment No. B-9 B-608	Rs. 16,23,000/- (Rupees Sixteen Lakhs & Twenty-Three Thousand Only)	Rs. 1,62,300/- (Rupees One Lakhs Sixty-Two Thousand & Three Hundred Only)

Date and Time of Inspection of property : On 16th Apr 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD : On 20th Apr 26, up to 5.00 P.M through online mode only
Website www.bankeauction.com

Date and Time of E-Auction : On 21st Apr 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

Date : 09.03.2026

Place : NAGPUR

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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