



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 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 **07th Oct 2026**, for recovery of an amount aggregating to **Rs. 30,39,291/- (Rupees Thirty Lakhs Thirty-Nine Thousand Two Hundred & Ninety-One Only) as on 07th Sep 2026** due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from Ramesh Balu Dabholkar ("**Borrower**") and from Gitanjali Ramesh Dabholkar & Akashay Maruti Dabholkar (hereinafter referred to as "the Co-borrower /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 the right, title and interest of Property Bearing Row House Unit No C area admeasuring 40.21 Sq. Mtrs along with construction thereon constructed on Plot no 69, bearing R S No 143/1A/2 (Old Gut No 143/C) situated at Mouje Padall Khurd Ta Karveer Dist. Kolhapur 416010. Boundaries as Under: East: Unit No B, West: Unit No D, North: Plot No 94, South: Road.	Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand Rupees Only)	Rs. 1,45,000/- (Rupees One Lakh Forty-Five Thousand only)
Date and Time of Inspection of property	On 03rd Oct 26, between 11:00 AM to 05:00 PM (time)	
The Last Date, time for Submission of EMD	On 06th Oct 26, up to 5.00 P.M through online mode only on website www.bankeauction.com	
Date and Time of E-Auction	On 07th Oct 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: _____
Place: _____

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**.

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
(Subsidiary of Authum Investment & Infrastructure Limited)
(CIN : U67190MH2008PLC181062)

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Registered Office : The Ruby, 11th Floor, North- West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West),
Mumbai - 400 028, Board: +91 22 6838 8100 / 6838 8101, Direct: +91 22 6838 8274, Email: isarc@isarc.in, Website: www.isarc.in