THROUGH COURIER/E-MAIL

Ref. No.: 24373/ HHEBAD00420805
21694/ HHLBAD00418410

DATE: 19 November, 2026

To,

1. **MR.AMAR KAMBLE**
K N GAIKWAD MARG
BEHIND OLD BUDDHA VIHAR TAPASE
PLOT NO 144, SIDDHARTHA COLONY
CHEMBUR, MUMBAI – 400071, MAHARASHTRA

ALSO AT:
FLAT NO 605, 6TH FLOOR,
JEWEL ARISTA WING – A (RUBY)
SONIVALI VILLAGE, BADLAPUR WEST
THANE -421503, MAHARASHTRA

2. **MRS.MANSI AMAR KAMBLE**
K N GAIKWAD MARG
BEHIND OLD BUDDHA VIHAR TAPASE
PLOT NO 144, SIDDHARTHA COLONY
CHEMBUR, MUMBAI – 400071, MAHARASHTRA

SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY BEARING FLAT NO. 605, 6TH FLOOR, JEWEL ARISTA WING-A (RUBY), SONIVALI VILLAGE, BADLAPUR WEST, THANE -421503, MAHARASHTRA ("*Mortgaged Property*")

Re.: Loan Account Nos. HHEBAD00420805 and HHLBAD00418410 with Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)

Dear Madam/ Sir,

At the very outset, it is stated that Loan Account Nos. **HHEBAD00420805** and **HHLBAD00418410** with Sammaan Capital Limited ("***SCL***") [formerly known as Indiabulls Housing Finance Ltd.], originator of financial facility, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) have been assigned to **India SME Asset Reconstruction Company Limited** ("***Secured Creditor***") acting as a **Trustee of ISARC-2025-2026-5 Trust** *vide* Assignment Agreement dated **26.12.2025**. Thereby, the Secured Creditor has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Authorised Officer of the Secured Creditor hereby informs you that the **physical possession** of the Mortgaged Property has been taken by the Secured Creditor and thereby, the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in Appendix IV-A attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **28.12.2026** from **05.00 P.M. to 06.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "as is where is", "as is what is" and "whatever there is" basis, for recovery of **Rs.41,45,402/- (Rupees Forty One Lakh Forty Five Thousand Four Hundred Two only)** i.e. **Rs.4,96,516/- (Rupees Four Lakh Ninety Six Thousand Five Hundred Sixteen only)** pending towards Loan Account No. **HHEBAD00420805;** and **Rs.36,48,886/- (Rupees Thirty Six Lakh Forty Eight Thousand Eight Hundred Eighty Six only)** pending towards Loan Account No. **HHLBAD00418410,** by way of outstanding principal, arrears (including accrued late charges) and interest till **12.11.2026** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **13.11.2026** along

with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.24,10,000/- (Rupees Twenty Four Lakh Ten Thousand only)** and the Earnest Money Deposit ("***EMD***") will be 10% of the Reserve Price i.e. **Rs.2,41,000/- (Rupees Two Lakh Forty One Thousand only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Yours truly,

AUTHORISED OFFICER
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
Trustee of ISARC-2025-2026-5 Trust

Attached: Appendix IV-A

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **India SME Asset Reconstruction Company Limited** [CIN:**U67190MH2008PLC181062**] ("***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" basis on **28.12.2026** from **05.00 P.M. to 06.00 P.M.**, for recovery of **Rs.41,45,402/- (Rupees Forty One Lakh Forty Five Thousand Four Hundred Two only)** i.e. **Rs.4,96,516/- (Rupees Four Lakh Ninety Six Thousand Five Hundred Sixteen only)** pending towards Loan Account No. **HHEBAD00420805;** and **Rs.36,48,886/- (Rupees Thirty Six Lakh Forty Eight Thousand Eight Hundred Eighty Six only)** pending towards Loan Account No. **HHLBAD00418410**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.11.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.11.2026** along with legal expenses and other charges due to the Secured Creditor from **MR.AMAR KAMBLE** and **MOHIT G MEHTA.**

The Loan Account bearing No. **HHEBAD00420805** and **HHLBAD00418410**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, has been assigned by Sammaan Capital Limited ("***SCL***") (formerly known as Indiabulls Housing Finance Ltd.) to and in favour of the Secured Creditor acting as a **Trustee of ISARC-2025-2026-5 Trust** *vide* Assignment Agreement dated **26.12.2025.** Thereby, the Secured Creditor has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and/ or enforcement of security interest in relation to the Immovable Property.

The Reserve Price for the Immovable Property will be **Rs.24,10,000/- (Rupees Twenty Four Lakh Ten Thousand only)** and the Earnest Money Deposit ("***EMD***") will be **Rs.2,41,000/- (Rupees Two Lakh Forty One Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO 605 6TH FLOOR, JEWEL ARISTA WING-A (RUBY), SONIVALI VILLAGE BADLAPUR WEST,THANE -421503, MAHARASHTRA.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.isarc.in; Helpline No: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com
For bidding, log on to www.auctionfocus.in

s/d

AUTHORISED OFFICER

Date: 19.11.2026

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED

Trustee of ISARC-2025-2026-5 Trust

Place: **THANE**