

THROUGH COURIER/E-MAIL

Ref. No.: 10413/ HHLAHE00192556
03, 2026

October

To,

1. MR. PRITESHKUMAR JAGDISHCHANDRA PATADIYA
ALIAS PRITESHKUMAR J PATADIYA
D/16, LALITA C H SOCIETY LTD
OPP VIRATNAGAR ISANPUR ROAD
AHMEDABAD - 380050, GUJARAT

ALSO AT:-

MR. PRITESHKUMAR JAGDISHCHANDRA PATADIYA
ALIAS PRITESHKUMAR J PATADIYA
SHOP-S/F/27, BALAEELY HEWALY
OPPOSITE SHETH'S POLE, RATANPOLE
AHMEDABAD - 380001, GUJARAT

2. MR. BRIJESH JAGDISHCHANDRA PATADIYA
ALIAS PATADIYA BRIJESH JAGDISHCHANDRA
D/16, LALITA C H SOCIETY LTD
OPP VIRATNAGAR ISANPUR ROAD
AHMEDABAD - 380050, GUJARAT

ALSO AT:-

MR. BRIJESH JAGDISHCHANDRA PATADIYA
ALIAS PATADIYA BRIJESH JAGDISHCHANDRA
SHOP-S/F/27, BALAEELY HEWALY
OPPOSITE SHETH'S POLE, RATANPOLE
AHMEDABAD - 380001, GUJARAT

SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEARING UNIT NO. L-305, 3RD
FLOOR, SWAREET APARTMENTS, SONAL CINEMA ROAD, OPPOSITE
SMARANA APARTMENTS, BAKERI CITY, SURVEY NO.502/A/1/32,
VEJALPUR, AHMEDABAD - 380054, GUJARAT ("Mortgaged Property
more particularly described in Schedule 'A' attached herewith").

**Re.: Loan Account No. HHLAHE00192556 with Sammaan Capital Limited
(formerly known as Indiabulls Housing Finance Ltd.)**

Dear Ma'am/ Sir,

The Authorised Officer of **India SME Asset Reconstruction Company Limited ("ISARCL")** acting as a **Trustee of ISARC-2025-2026-5 Trust** vide Assignment Agreement dated **26.12.2025** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **23.10.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **2nd Floor, Radhika House, Opp. Mayor's Bungalow, Near Pantaloon Showroom, Law Garden, Ellis Bridge, Ahmedabad - 380009 (Gujarat)** strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.87,48,173/- (Rupees Eighty Seven Lakh Forty Eight Thousand One Hundred Seventy Three only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.09.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.09.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.30,30,000/- (Rupees Thirty Lakh Thirty 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) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



AUTHORISED OFFICER



INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED

Trustee of ISARC-2025-2026-5 Trust

SCHEDULE A

(Description of the Immovable Property)

A CONSTRUCTED PROPERTY OF UNIT NO.L-305, 3RD FLOOR ADMEASURING ABOUT 91.97 SQ. MTRS, ON 3RD FLOOR OF SWAREET CO. OP. HOUSING SOCIETY LTD. (WHICH IS KNOWN AS "SWAREET APARTMENTS), SONAL CINEMA ROAD, OPPOSITE SMARANA APARTMENTS, BAKERI CITY, SURVEY NO. 502/A/1/32 OF MOUJE VEJALPUR, TALUKA CITY DISTRICT AND SUB - DISTRICT AHMEDABAD - 10 (VEJALPUR) WHICH IS BOUNDED AS UNDER -

EAST : L - 304

WEST : INTERNAL ROAD

NORTH : L-306

SOUTH : INTERNAL ROAD.

Yours truly,


AUTHORISED OFFICER

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED

Trustee of ISARC-2025-2026-5 Trust

