

THROUGH COURIER/E-MAIL

Ref. No.: 17685/ HHLTHN00410350
10, 2025

October

To,

1. AMIT CHANDRAKANT CHALKE
ROOM NO. 13 B R, DHURUE CHAWL
R B KADAM ROAD, BHATWADI,
GHATKOPAR WEST, MUMBAI
MAHARASHTRA- 400084
2. MEENADEV I CHANDRAKANT CHALKE
ROOM NO. 13 B R, DHURUE CHAWL
R B KADAM ROAD, BHATWADI,
GHATKOPAR WEST, MUMBAI
MAHARASHTRA- 400084

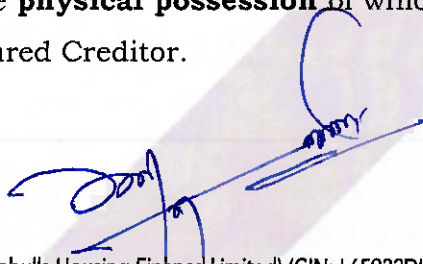
EMAIL ID: - amitchalke720@gmail.com

SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERE TO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEING FLAT NO. 404, 4TH FLOOR, B-
WING, SAI AASHISH, NEW SAI AASHISH CHSL, MANJARLI, BADLAPUR
(W), THANE- 421503, MAHARASHTRA, ADMEASURING 44.12 SQ. MTRS.
BUILT-UP AREA ("Mortgaged Property more particularly described in
Schedule 'A' attached herewith").

Re.: Loan Account No. HHLTHN00410350

Dear Ma'am/ Sir,

The Authorised Officer of **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)** ("**Secured Creditor**") 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.



39624

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 **29.10.2025** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Bhaveshwar Arcade, B-Wing, 316-320, LBS Marg, Nr. Saraswat Bank, Opp Shreyas Cinema, Ghatkopar (West), Mumbai - 400086 (Maharashtra)**, strictly on “as is where is”, “as is what is” and “whatever there is” basis, for recovery of **Rs.36,24,892/- (Rupees Thirty Six Lakh Twenty Four Thousand Eight Hundred Ninety Two only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.10.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.10.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.15,39,000/- (Rupees Fifteen Lakh Thirty Nine 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,

A handwritten signature in blue ink, appearing to be 'HRS', is written over a blue horizontal line. The signature is positioned above the typed name of the authorised officer.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

**FLAT NO. 404, 4TH FLOOR, B-WING, SAI AASHISH, NEW SAI AASHISH CHSL,
MANJARLI, BADLAPUR (W), THANE- 421503, MAHARASHTRA, ADMEASURING
44.12 SQ. MTRS. BUILT-UP AREA.**

Yours truly,


AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)