

THROUGH COURIER/E-MAIL

Ref. No.: 28676/ HHLTHN00519296

28951/HHETHN00519430

October 10, 2025

To,

1. ARUNA NARSING KUSUMKAR
FLAT NO.705, 7TH FLOOR, BUILDING NO. C 1,
SANKALP REALITY, GOOD MORNING SOCIETY
LOKNAGARI PHASE-3, AMBERNATH EAST
THANE - 421501, MAHARASHTRA

ALSO AT:

ARUNA NARSING KUSUMKAR
C/O. ARUNA GARMENTS
SHOP NO. 04, BLOCK NO. 1855,
BHATIA HOSPITAL ROAD, NR. ASHOK PICKLE
BABA GAGNGA RAM CHOWK
ULHASNAGAR -05, THANE- 421501
MAHARASHTRA

2. SHASHIKANT NARSING KUSUMKAR
FLAT NO.705, 7TH FLOOR, BUILDING NO. C 1,
SANKALP REALITY, GOOD MORNING SOCIETY
LOKNAGARI PHASE-3, AMBERNATH EAST
THANE - 421501, MAHARASHTRA

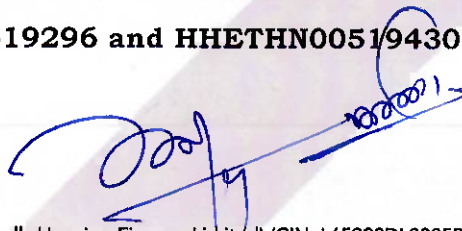
ALSO AT:

SHASHIKANT NARSING KUSUMKAR
C/O. S.K.GARMENTS
SHOP NO. 04, BLOCK NO. 1855,
BHATIA HOSPITAL ROAD, NR. ASHOK PICKLE
BABA GAGNGA RAM CHOWK
ULHASNAGAR -05, THANE- 421501
MAHARASHTRA

EMAIL ID: - shashikusumkar25@gmail.com

**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 BEING FLAT NO. 103, 1ST FLOOR,
WING 'A', POLPULAR ARCADE, SY. NO. 180, HISSA NO. 3/1, VILLAGE
BADLAPUR, TALUKA AMBERNATH, THANE - 421503, MAHARASHTRA
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").**

Re.: Loan Account No. HHLTHN00519296 and HHETHN00519430



39622

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.

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 **Bhaveswar 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.47,52,520/- (Rupees Forty Seven Lakh Fifty Two Thousand Five Hundred Twenty only) i.e. Rs.44,06,074/- (Rupees Forty Four Lakh Six Thousand Seventy Four only)** pending towards Loan Account No. **HHLTHN00519296**; and **Rs.3,46,446/- (Rupees Three Lakh Forty Six Thousand Four Hundred Forty Six only)** pending towards Loan Account No. **HHETHN00519430** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.10.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.10.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.21,20,000/- (Rupees Twenty One Lakh Twenty 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


SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

ALL THAT PIECE OF PROPERTY BEING FLAT NO. 103, ON 1ST FLOOR, AREA ADMEASURING ABOUT 61.12 SQ. MTRS., (CARPET) + 19.54 SQ. MTRS., OPEN TERRACE, TOTAL AREA 80.66 SQ. MTRS., IN WING 'A', IN THE BUILDING KNOWN AS "POLPULAR ARCADE", CONSTRUCTED ON SY. NO. 180, HISSA NO. 3/1, SITUATED IN VILLAGE BADLAPUR, TALUKA AMBERNATH, DISTRICT THANE, WITHIN THE LIMIT OF KULGAON BADLAPUR MUNICIPAL COUNCIL, THANE - 421503, MAHARASHTRA.

Yours truly,

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

A handwritten signature in blue ink, appearing to be 'S. J. ...', is written over the typed name of the authorized officer.

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)