SAMMAAN CAPITAL

THROUGH COURIER/E-MAIL

Ref. No.: 17110/ HHLBAR00292879
Date: October 19, 2026

To,

1. **PARMAR NIRUBEN**
   (CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE BHIKHABHAI RATANSINH PARMAR)
   1723, GEB COLONY WAGHODIA
   VADODARA-391760
   GUJRAT

2. **PARMAR NAGIN BHIKHABHAI**
   (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE BHIKHABHAI RATANSINH PARMAR)
   1723, GEB COLONY WAGHODIA
   VADODARA-391760

GUJRAT

SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY BEARING PLOT NO. 82, AKSHAR TOWNSHIP, B/S DISTRICT COURT WAGHODIA, VADODARA-390019, GUJRAT ("*Mortgaged Property more particularly described in Schedule 'A' attached herewith*").

Re.: Loan Account No. HHLBAR00292879

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 **06.11.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **101, First Floor, Kahna Capital, Express Hotel, Alkapuri Road, Vadodara- 390007, Gujarat,** strictly on **"as is where is", "as is what is" and "whatever there is" basis,** for recovery of **Rs.29,42,523/- (Rupees Twenty Nine Lakh Forty Two**

72849

Thousand Five Hundred Twenty Three only) pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.10.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.10.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.17,00,000/- (Rupees Seventeen Lakh 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.)

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SAMMAAN CAPITAL

SCHEDULE A
(Description of the Immovable Property)

ALL THAT PIECE AND PARCEL OF PROPERTY BEING PLOT NO.82, HAVING AREA ADMEASURING 74.79 SQ. MTS. ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND OF COMMON ROAD, COMMON PLOT ADMEASURING 29.67 SQ. MTS. TOTALLING TO 104.46 SQ. MTS. LAND OF BLOCK/ SURVEY NO. 131/1 PAIKI 1 OF NON AGRICULTURAL LAND THE AREA OF LAND 1-07-24 HECTARE AARE SQ. MTS. AND AAKAR OF RS. 6.94 PAISA AND HAVING KHATA NO. 57, THAT FARM IS KNOWN AS DESAI VADU ON THAT LAND WITH APPROVED PLAN AND PERMISSION TO CONSTRUCT SCHEME DEVELOPED ON THAT NON AGRICULTURAL LAND AND KNOWN AS "AKSHAR TOWN SHIP" FOR RESIDENTIAL PURPOSE SCHEME OF PLOTS IS DEVELOPED OF MOUJE GAM TIMBI IN REGISTRATION SUB DISTRICT, WAGHODIA, AND DISTRICT VADODARA -390019, GUJRAT. THE PLOT IS BOUNDED AS UNDER.

EAST: PLOT NO. 93.
WEST: 7.5 MTS. ROAD.
NORTH :PLOT NO.83,
SOUTH: PLOT NO.81.

Yours truly,

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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