

THROUGH COURIER/E-MAIL/SPEED-POST**Ref.: 17050/ HHLKOK00449948****Date: 12 October, 2026**

1. **BED PRAKASH OJHA**
167, N.S.ROAD, NEAR HOWRAH BRIDGE,
BURABAZZAR, KOLKATA - 700007 WEST BENGAL

ALSO AT:**BED PRAKASH OJHA
C/O SHIVAM ENTERPRISES
187, RABINDRA SARNI
GROUND FLOOR, KOLKATA-700007 WEST BENGAL**

2. **APARAJITA OJHA**
167, N.S.ROAD, NEAR HOWRAH BRIDGE,
BURABAZZAR, KOLKATA - 700007 WEST BENGAL

E MAIL: BEDOJHA2015@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 BEARING FLAT NO-6A, 6TH FLOOR,
HOLDING NO. 37, ABHAY GUHA ROAD, LILUAH, DAG NO. 2904,
KHATIAN NO.1097, J.L.NO.16, HOWRAH- 711204, WEST BENGAL
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").**

Re.: Loan Account No. HHLKOK00449948**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.

**71556**

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 **31.10.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **2/1, Russel Street, 3rd Floor, Kankaria Centre, Kolkata – 700071, West Bangal** strictly on “as is where is”, “as is what is” and “whatever there is” basis, for recovery of **Rs.34,38,624/- (Rupees Thirty Four Lakh Thirty Eight Thousand Six Hundred Twenty Four only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.10.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.10.2026** 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.)

SCHEDULE A**(Description of the Immovable Property)**

ALL THAT ONE SELF CONTAINED RESIDENTIAL FLAT NO-6A, ADMEASURING 1375 SQ. FT., INCLUDING 20 % SUPER BUILT UP AREA ON THE 6TH FLOOR, OF THE BUILDING CONSTRUCTED, LYING AND SITUATED AT HOLDING NO. 37, ABHAY GUHA ROAD, LILUAH, PLOICE STATION BALLY, DAG NO. 2904, 2904/3091, KHATIAN NO.1097, J.L.NO.16, HOWRAH- 711204, WEST BENGAL, TOGETHER WITH UNDIVDED PROPORTIONATE, IMPARTIBLE SHARE IN THE LAND UNDERNEATH THE SAID LAND.

Yours truly,


**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)