

THROUGH COURIER/E-MAIL

Ref. No.: 17498/ HHEMOG00264464
17474/ HHEMOG00260855
17969/ HHLMOG00260846

DATE: May 14, 2026

TO,

1. **BANSAL TRADERS**
THROUGH ITS PROPRIETOR VISHAL BANSAL
STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001
2. **KESHAV KUMAR & SONS**
THROUGH ITS PROPRIETOR
(CO-BORROWER AS WELL AS LEGAL HEIR OF LATE TARA
DEVI) STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001
3. **KESHAV KUMAR**
(HUSBAND, CO-BORROWER AS WELL AS LEGAL HEIR OF
LATE TARA DEVI) STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001
4. **VISHAL BANSAL**
(SON, CO-BORROWER AS WELL AS LEGAL HEIR OF LATE
TARA DEVI) STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001
5. **VIKAS BANSAL**
(SON, CO-BORROWER AS WELL AS LEGAL HEIR OF LATE
TARA DEVI) STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001
6. **REETU GUPTA**
(DAUGHTER AS WELL AS LEGAL HEIR OF LATE TARA
DEVI) STREET NO. 2, ANAND NAGAR
MOGA, PUNJAB- 142001

E-mail: vishal3573@gmail.com



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**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 SHRI SHAM STREET, WARD
NO. 16, OPP. SHAM KHATU MANDIR, ANAND NAGAR, OLD RATTAN
CINEMA SITE, KHASRA NO. 4180/1(10-10), 4180/2(10-12) 4180/3(20-
7), TEHSIL & DIST MOGA- 142001, PUNJAB ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

**Re.: Loan Account No. HHEMOG00264464, HHEMOG00260855 and
HHLMOG00260846**

Dear Ma'am/ Sir,

At the very outset, it is stated that your Loan Account No. **HHLMOG00260846** with **Sammaan Capital Limited ("SCL")** [formerly known as Indiabulls Housing Finance Ltd. ("**IHFL**")] originator of financial facility, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) has been assigned to **Indiabulls Asset Reconstruction Company Limited ("IARCL")**, acting as a Trustee of **Indiabulls ARC- XXXI Trust**, vide Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **T001XXXI**. Thereby, IARCL has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property, and has also become the Secured Creditor for the said assigned Loan Account. However, SCL continues to remain the Secured Creditor with respect to Loan Account Nos. **HHEMOG00264464 and HHEMOG00260855**. Both IARCL and SCL are jointly and severally referred to as the "**Secured Creditor**". IARCL has given its consent to SCL to issue this Notice of Sale under Rule 8(6) read with Rule 9(1) and Proviso Thereto of the SIE Rules.

The Authorised Officer of SCL 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 **04.06.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **SCO 16-17, Fortune Chambers, 1st Floor, Opp Stock Exchange, Feroz Gandhi Market, Ludhiana, Punjab**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of the following outstanding amounts due to SCL and IARCL:

**DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing
Finance Ltd.):**

46672



S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 14.05.2026
1.	HHEMOG00264464	81,84,720/- (Rupees Eighty One Lakh Eighty Four Thousand Seven Hundred Twenty only)
2.	HHEMOG00260855	92,02,381/- (Rupees Ninety Two Lakh Two Thousand Three Hundred Eighty One only)
	TOTAL	1,73,87,101/- (Rupees One Crore Seventy Three Lakh Eighty Seven Thousand One Hundred One only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 14.05.2026
1.	T001XXXI (Old Loan Account No. HHLMOG00260846)	16,35,771/- (Rupees Sixteen Lakh Thirty Five Thousand Seven Hundred Seventy One only)

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.05.2026** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **15.05.2026** along with legal expenses and other charges.

The Minimum Sale Price for the Mortgaged Property will be **Rs.60,00,000/- (Rupees Sixty 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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SCHEDULE A
(Description of the Immovable Property)

PROPERTY BEING SHRI SHAM STREET, WARD NO. 16, OPP. SHAM KHATU MANDIR, ANAND NAGAR, OLD RATTAN CINEMA SITE, KHASRA NO. 4180/1(10-10), 4180/2(10-12) 4180/3(20-7), TEHSIL & DIST MOGA- 142001, PUNJAB.

Yours truly,

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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