

THROUGH COURIER/E-MAIL

Ref. No.: 26881/ HHLNAG00408597

August 10, 2026

To,

1. MOHAN PRABHAKARRAO DESHPANDE
ALIAS MOHAN DESHPANDE
PLOT NO 68, A MOULANA AZAD ROAD,
NEAR LAD COLLEGE, SHIVAJI NAGAR,
NAGPUR-440010 MAHARASHTRA

ALSO AT:-

MOHAN PRABHAKARRAO DESHPANDE
ALIAS MOHAN DESHPANDE
SUKHYOG CONSTRUCTION PVT. LTD.
PLOT NO. 68-A, SHIVAJI NAGAR
MAHARASHTRA -440010

2. REVTI MOHAN DESHPANDE
ALIAS REVATI
PLOT NO 68, A MOULANA AZAD ROAD,
NEAR LAD COLLEGE ,SHIVAJI NAGAR,
NAGPUR-440010 MAHARASHTRA

E-MAIL: Mohandeshpande10@gmail.com

**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 APARTMENT NO. 401, FOURTH FLOOR, MANNOMAY
APARTMENT, PLOT NO.173, KH.NO.88/21 G, 60,58 AND 59, CTS
NO.2219,SHEET NO 37, MOUZA, KHAMLA, NAGPUR-440024,
MAHARASHTRA ("Mortgaged Property more particularly
described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLNAG00408597

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.

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Sammaan Capital Limited (CIN: L65922DL2005PLC136029)

Corp. Off. 1st Floor, Tower 3A, DLF Corporate Greens, Sector-74A, Gurgaon, Narsinghpur, Haryana - 122 004, India. T. +91 1246048213 F. +91 1246048214

Reg. Off. A-34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi - 110 024, India. T. +91 1148147506 F. +91 1148147501

Email. homeloans@sammaancapital.com Web. www.sammaancapital.com

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 **31.08.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **First Floor, above KTM Showroom, Near Patni Automobile, Sadar, Nagpur - 440001, Maharashtra**, strictly on **"as is where is", "as is what is" and "whatever there is"** basis, for recovery of **Rs.62,27,235/- (Rupees Sixty Two Lakh Twenty Seven Thousand Two Hundred Thirty Five only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.08.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.08.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.34,00,000/- (Rupees Thirty Four 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.)



56004

SCHEDULE A
(Description of the Immovable Property)

APARTMENT NO.401, ON THE FOURTH FLOOR, COVERING BUILT-UP AREA OF 72.46 SQ. MTRS., SALEABLE AREA OF 94.57 SQ. MTRS., WHICH INCLUDES PARKING AREA ON THE 4TH FLOOR, OF A BUILDING CONSTRUCTED ON PLOT NO. 173, AND KNOWN AND STYLED AS "MANNOMAY APARTMENT", BEARING KHASRA NO. 88/21 G ,60,58, AND 59 (P), CORPORATION HOUSE NO. 3483/173, CITY SY. NO. 2219 AND SHEET NO. 37, OF MOUJA KHAMLA, SITUATED AT SAHAKAR NAGAR, KHAMLA, NAGPUR, MAHARASHTRA, WITHIN THE LIMITS OF NAGPUR MUNICIPAL CORPORATION, WARD NO. 75, IN TAHSIL & DISTRICT -NAGPUR, 440024, MAHARASHTRA.

Yours truly,

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**



(Formerly known as INDIABULLS HOUSING FINANCE LTD.)



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