

THROUGH COURIER/E-MAIL

Ref. No.: 16612/ HHPUC00259772
16610/ HHPUC00261641
23403/ HHPUC00496661

May 23, 2026

To,

1. **SAGAR SURESH MAHULKAR**
FL-05, RAJPATH SOCIETY, S NO. 90/11
B LANE-07, PARAMHANS NAGAR, 34/B
KOTHRUD, PUNE – 411038, MAHARASHTRA

ALSO AT:

SAGAR SURESH MAHULKAR
SAMYAKGRUH NIRMAN PRIVATE LIMITED
10 SADANAND, OPP. 4TH FLOOR, MODAL COLONY,
SHIVAJI NAGAR, NROOP BHADRA HOSPITAL
PUNE – 411016, MAHARASHTRA

ALSO AT:

SAGAR SURESH MAHULKAR
DAMODAR RESIDENCY VILLA
FLAT NO. 601, BHUJBAL GARDEN
NEAR PINAK MEMORIES, KOTHRUD
PUNE – 411038, MAHARASHTRA

2. **SURESH SHANKARRAO MAHULKAR**
FL-05, RAJPATH SOCIETY, S NO. 90/11
B LANE-07, PARAMHANS NAGAR, 34/B
KOTHRUD PUNE – 411038, MAHARASHTRA

ALSO AT:

SURESH SHANKARRAO MAHULKAR
BANK OF MAHARASHTRA
BAJIRAO ROAD, SHIVAJI NAGAR
NEAR TULSIANI BAUG,
PUNE- 411016, MAHARASHTRA

ALSO AT:

SURESH SHANKARRAO MAHULKAR
DAMODAR RESIDENCY VILLA
FLAT NO. 601, BHUJBAL GARDEN
NEAR PINAK MEMORIES, KOTHRUD
PUNE – 411038, MAHARASHTRA

3. **MADHURI SURESH MAHULKAR**
FL-05, RAJPATH SOCIETY, S NO. 90/11
B LANE-07, PARAMHANS NAGAR, 34/B
KOTHRUD PUNE – 411038, MAHARASHTRA

**55984**

ALSO AT:

**MADHURI SURESH MAHULKAR
DAMODAR RESIDENCY VILLA
FLAT NO. 601, BHUJBAL GARDEN
NEAR PINAK MEMORIES, KOTHRUD
PUNE - 411038, MAHARASHTRA**

EMAIL ID: - suresh.mahulkar@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. 304, 3RD FLOOR, BUILDING
PMC NO-B (CLARINET), NYATI WINDCHIMES, VILLAGE UNDRI, TALUKA
HAVELI, DISTRICT PUNE, PUNE-411028, MAHARASHTRA, ALONG WITH CAR
PARKING SPACE NO. CP-70 ("Mortgaged Property more particularly described
in Schedule 'A' attached herewith").**

**Re.: Loan Account Nos. HHLPU00259772, HHEPUC00261641 and
HHEPUC00496661**

Dear Ma'am/ Sir,

At the very outset, it is stated that your Loan Account Nos. **HHEPUC00261641** and **HHEPUC00496661** with **Sammaan Capital Limited ("SCL")** [formerly known as Indiabulls Housing Finance Ltd. ("**IHFL**")] originator of financial facilities, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) have 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 have been renumbered by IARCL and bears new Loan Account Nos. **S004XXXI-01** and **S004XXXI-02** respectively. Thereby, IARCL has duly taken over the financial facilities 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 Accounts. However, SCL continues to remain the Secured Creditor with respect to Loan Account No. **HHLPU00259772**. 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 **11.06.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Office No. 115, 1st Floor, City Mall, Ganeshkhind Road, University Circle, Pune, Maharashtra - 411007**, 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 INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

**46890**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 15.05.2025
1.	S004XXXI-01 (Old Loan Account No. HHEPUC00261641)	2,21,84,380/- (Rupees Two Crore Twenty One Lakh Eighty Four Thousand Three Hundred Eighty only)
2.	S004XXXI-02 (Old Loan Account No. HHEPUC00496661)	41,36,865/- (Rupees Forty One Lakh Thirty Six Thousand Eight Hundred Sixty Five only)
	TOTAL	2,63,21,245/- (Rupees Two Crore Sixty Three Lakh Twenty One Thousand Two Hundred Forty Five only)

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

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 20.05.2026
1.	HHLPUC00259772	1,63,79,901/- (Rupees One Crore Sixty Three Lakh Seventy Nine Thousand Nine Hundred One only)

In addition to the above-mentioned amounts, future interest in terms of the Loan Agreement(s) and other related document(s) w.e.f. 16.05.2026 for Loan Account Nos. S004XXXI-01 (Old Loan Account No. HHEPUC00261641) and S004XXXI-02 (Old Loan Account No. HHEPUC00496661); and w.e.f. 21.05.2026 for Loan Account No. HHLPUC00259772, along with legal expenses and other charges are also due and payable to the Secured Creditor from the Borrowers/Co-Borrowers.

The Minimum Sale Price for the Mortgaged Property will be **Rs.2,05,00,000/- (Rupees Two Crore Five 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.)

46891

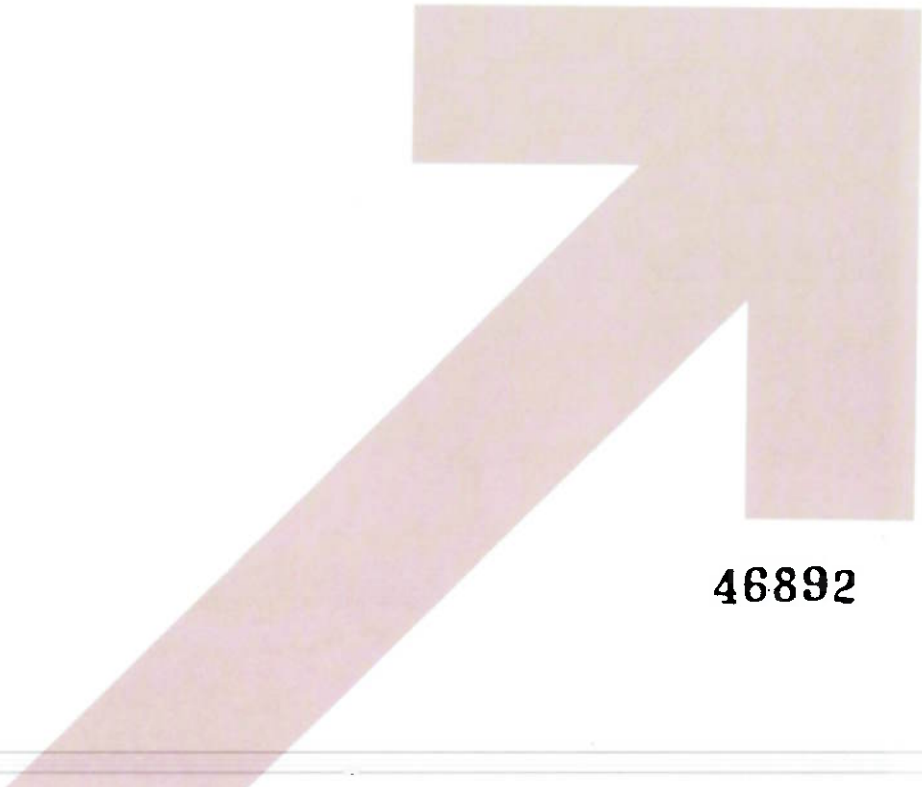
SCHEDULE A
(Description of the Immovable Property)

FLAT BEARING NUMBER 304, ADMEASURING 228.90 SQUARE METERS EQUIVALENT TO 2463 SQUARE FEET CARPET AREA, INCLUSIVE OF THE AREAS OF BALCONIES AND ALSO INCLUSIVE OF CARPET AREA (WHICH IS 28.62 SQUARE METER) OF THE OPEN TERRACE ON THE THIRD FLOOR, OF BUILDING "PMC NO-B (CLARINET)", OF THE HOUSING COMPLEX KNOWN AS "NYATI WINDCHIMES", ALONG WITH EXCLUSIVE RIGHT TO USE COVERED/OPEN CAR PARKING SPACE BEARING NUMBER CP-70, CONSTRUCTED ON CONTIGUOUS BLOCK ADMEASURING 14100 SQUARE METERS, FORMED OF PORTIONS OF LAND ADMEASURING 4300 SQUARE METERS AND 9800 SQUARE METERS, OUT OF LANDS ADMEASURING HECTARES 00-58 ARES AND HECTARES 01-26 ARES, BEARING HISSA NUMBERS 5B AND 6 RESPECTIVELY OF LAND BEARING SURVEY NUMBER 22, SITUATED AT VILLAGE UNDRI, WITHIN THE REGISTRATION SUB-DISTRICT OF TALUKA HAVELI, DISTRICT PUNE AND WITHIN THE LIMITS OF GRAM PANCHAYAT UNDRI, PUNE-411028, MAHARASHTRA.

Yours truly,

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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