

THROUGH COURIER/E-MAIL

Ref. No.: 17094/HHLPUC00246151

September 17, 2024

To,

1. **RAHUL RAJENDRA BHANGLE
FLAT NO. 2, SHRADDHA APARTMENT
SHRIKRISHNA NAGAR
PIMPALE GURAV
PUNE-411019
MAHARASHTRA**

ALSO AT:**RAHUL RAJENDRA BHANGLE
C/O BRIDGE STONE INDIA PRIVATE LTD.
PLOT NO. A 43, CHAKAN PHASE-2
NEAR HYUNDAI
MIDC CHAKAN -410501
MAHARASHTRA**

2. **ANIKET TANAJI KHARE
SHALINI PLAZA, GAWADE BHOIR AALI
NEAR MORYA PRESS, CHICHWADGAON
PUNE CITY, PUNE -411033
MAHARASHTRA**

EMAIL ID: rahulbhangle@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. 303, 3RD FLOOR,
OZONE NINE, PLOT NO. 09, CTS NO. 3176/14, SURVEY NO. 432/1/2/ +
433/A2 (OLD SURVEY NO. 680/A/2 + 680/A/1/2, SURYAKIRAN
PHARMACY COLONY, MAUJE TALEGAON DABHADE, TALUK MAWAL,
DISTRICT PUNE- 410506, MAHARASHTRA ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLPUC00246151

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 **08.10.2024**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.22,63,579/- (Rupees Twenty Two Lakh Sixty Three**

Thousand Five Hundred Seventy Nine only) pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **17.09.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **18.09.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand 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)

FLAT BEARING NO. 303 ADMEASURING 34.20 SQ. METERS CARPET AREA, ADMEASURING 577 SQ. FT. SALEABLE AREA, SITUATED ON THE THIRD FLOOR OF THE COMPLEX KNOWN AS "OZONE NINE" ON PLOT NO. 9, ADMEASURIG 442 SQ MTRS. AS PER CITY SURVEY AND 7/12 EXTRACT FROM AND OUT OF SANCTIONED LAYOUT AT SURVEY NO. 432/1/2 AND 433/A/2 (PART), BEARING CTS NO. 3176/14, IN THE COLONY KNOWN AS SURYAKIRAN PHARMACY, SITUATE AT VILLAGE TALEGAON WITHINN THE LIMITS OF TALEGAON DABHADE MUNICIPAL COUNCIL, TALUKA MAVAL, PUNE- 410506, MAHARASHTRA, TOGETHER WITH EXCLUSIVE RIGHT OF USER OF THE OPEN TERRACE AT EYE LEVEL ADMEASURING 36 SQ FT. CARPET AREA, APPURTENANT THERETO AND FURTHER WITH EXCLUSIVE RIGHT OF USE OF THE COVERED CAR PARKING SPACE/S SITUATE IN BASEMENT/STILTS OF BUILDING.

Yours truly,


**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)