

THROUGH COURIER/E-MAIL

Ref. No.: 28942/ HLAPSUR00441576
28943/ HLAPSUR00441601

March 13, 2026

To,

1. SAGAR KANUBHAI GEDIYA
ALIAS GEDIA SAGAR KANUBHAI
PROPRIETOR
JAY BAJRANG HOME DÉCOR
04, VRUNDAVAN SOC., PUNA GAM
NEAR WATER TANK, YOGI CHOWK
SURAT- 395006, GUJARAT

ALSO AT:

SAGAR KANUBHAI GEDIYA
ALIAS GEDIA SAGAR KANUBHAI
A-3/301, VRAJBHUMI TOWNSHIP
SARTHANA JAKATNAKA, VRAJ CHOWK,
SURAT- 395006, GUJARAT

2. ANKITA SAGARBHAI GEDIYA
ALIAS GEDIYA ANKITA SAGARBHAI
A-3/301, VRAJBHUMI TOWNSHIP
SARTHANA JAKATNAKA, VRAJ CHOWK,
SURAT- 395006, GUJARAT

3. KAMALABEN KANUBHAI GEDIYA
A-3/301, VRAJBHUMI TOWNSHIP
SARTHANA JAKATNAKA, VRAJ CHOWK,
SURAT- 395006, GUJARAT

EMAIL ID: thelivingmattresses2016@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 SHOP NO. 67, GROUND FLOOR,
BUILDING NO. B, ROYAL PLAZA, REVENUE SURVEY NO. 95/1, 97/2, 98 OF
BLOCK NO. 164/1, SUB PLOT NO. 1, MOUJE GAM SIMADA, CHORYASI, SURAT
- 395006, GUJARAT ("Mortgaged Property more particularly described in
Schedule 'A' attached herewith").**

Re.: Loan Account No. HLAPSUR00441576 and HLAPSUR00441601

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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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 **02.04.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **201-202, Proton Plus, Above Croma Show Room, L. P. Savani Road, Adajan, Surat-395009, Gujarat**, strictly on “as is where is”, “as is what is” and “whatever there is” basis, for recovery of **Rs.52,53,869/- (Rupees Fifty Two Lakh Fifty Three Thousand Eight Hundred Sixty Nine only)** i.e. **Rs.38,52,054/- (Rupees Thirty Eight Lakh Fifty Two Thousand Fifty Four only)** pending towards Loan Account No. **HLAPSUR00441576**; and **Rs.13,01,815/- (Rupees Thirteen Lakh One Thousand Eight Hundred Fifteen only)** pending towards Loan Account No. **HLAPSUR00441601**, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.03.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.03.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.23,65,000/- (Rupees Twenty Three Lakh Sixty Five 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,

A large, handwritten signature in blue ink is written over the typed name of the authorised officer.
**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

ALL THAT PIECE AND PARCEL OF PROPERTY BEING SHOP NO. 67, ON GROUND FLOOR, IN SCHEME OF BUILDINGS PAIKI BUILDING NO. B OF ROYAL PLAZA, HAVING CARPET AREA 19.52 SQ. MTS. AND BUILT-UP AREA 20.60 SQ. MTS., ALONG WITH PROPORTIONATE UNDIVIDED SHARE OF LAND IN COP UNDER THAT BUILDING, ON NON-AGRICULTURAL LAND FOR COMMERCIAL PURPOSE ON LAND OF REVENUE SURVEY NO. 95/1, 97/2, 98 OF BLOCK NO. 164/1 AND SUB PLOT NO. 1, MOUJE GAM SIMADA, IN REGISTRATION SUB-DISTRICT SURAT CITY (CHORYASI), AND DISTRICT SURAT, SURAT - 395006, GUJARAT, AND WHICH IS BOUNDED AS UNDER:

NORTH : PASSAGE
SOUTH : OTHER PLOT
EAST : SHOP NO. 68
WEST : SHOP NO. 66

Yours truly,


AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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