

THROUGH COURIER/E-MAIL

Ref. No.: 16228/ HHLIND00077625

September 02, 2025

To,

1. **AMIT SHARMA**  
FLAT NO. 401, FOURTH FLOOR, PENT HOUSE,  
HOUSE NO. 2/1, 'CHITWAN APARTMENT', TUKOGANJ,  
INDORE- 452001, MADHYA PRADESH
2. **PRAGYA AMIT SHARMA**  
FLAT NO. 401, FOURTH FLOOR, PENT HOUSE,  
HOUSE NO. 2/1, 'CHITWAN APARTMENT', TUKOGANJ,  
INDORE- 452001, MADHYA PRADESH

E-MAIL ID:- [vision.amit@gmail.com](mailto:vision.amit@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 PROPERTIES BEING PROPERTY NO. 1) FLAT NO.  
203- B, SECOND FLOOR, BLOCK- B, "IKON MERIDIAN", KHASRA NO.  
248/2, GRAM GEHUKHEDA, KOLAR ROAD, PATWARI HALKA NO.- 28,  
GOVT. INSPECTION MANDAL- 03, VIKAS KHAND FANDA, TEHSIL-  
HUZUR, DISTT.- BHOPAL, BHOPAL- 462042, MADHYA PRADESH;  
PROPERTY NO. 2) FLAT NO. 204- B, SECOND FLOOR, BLOCK- B, "IKON  
MERIDIAN", KHASRA NO. 248/2, GRAM GEHUKHEDA, KOLAR ROAD,  
PATWARI HALKA NO.- 28, GOVT. INSPECTION MANDAL- 03, VIKAS  
KHAND FANDA, TEHSIL- HUZUR, DISTT.- BHOPAL, BHOPAL- 462042,  
MADHYA PRADESH ("Mortgaged Property more particularly described  
in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLIND00077625

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 **22.09.2025 from 12:30 p.m. to 5:30 p.m.** at our branch office at **The Infinity, 3<sup>rd</sup> Floor, Plot No.249, MP Nagar Zone-2, Adjacent to Tulsi Exotics, Bhopal, Madhya Pradesh-462011**, strictly on "as is where is", "as is what is" and

  
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“whatever there is” basis, for recovery of **Rs.52,57,982/- (Rupees Fifty Two Lakh Fifty Seven Thousand Nine Hundred Eighty Two only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.08.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **22.08.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property is as indicated below against each Property:-

<b>S.NO.</b>	<b>PROPERTY DESCRIPTION</b>	<b>MINIMUM SALE PRICE</b>
<b>1.</b>	<b>FLAT NO. 203- B</b>	<b>Rs.8,55,000/- (Rupees Eight Lakh Fifty Five Thousand only)</b>
<b>2.</b>	<b>FLAT NO. 204- B</b>	<b>Rs.8,55,000/- (Rupees Eight Lakh Fifty Five Thousand only)</b>

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)**

**PROPERTY NO. 1:**

**ALL THAT PIECE AND PARCEL OF RESIDENTIAL FLAT NO. 203-B, COMPRISING AREA 77.96 SQ. MTRS. ON THE SECOND FLOOR OF BLOCK- B, BEING A MULTI-STORIED BUILDING KNOWN AS “IKON MERIDIAN”, CONSTRUCTED ON KHASRA NO. 248/2, SITUATED AT GRAM GEHUKHEDA, KOLAR ROAD, PATWARI HALKA NO.- 28, GOVT. INSPECTION MANDAL- 03, VIKAS KHAND FANDA, TEHSIL- HUZUR, DISTT.- BHOPAL, WITHIN THE LIMITS OF THE KOLAR NAGPUR MUNICIPALITY, BHOPAL- 462042, MADHYA PRADESH WHICH IS BOUNDED AS UNDER:**

**SOUTH- WEST : STAIRS/ LOBBY  
NORTH- EAST : OPEN**

**31416**

NORTH- WEST : OPEN  
SOUTH- EAST : FLAT NO. 204- B

**PROPERTY NO. 2:**

ALL THAT PIECE AND PARCEL OF RESIDENTIAL FLAT NO. 204- B, COMPRISING AREA 77.96 SQ. MTRS. ON THE SECOND FLOOR OF BLOCK- B, BEING A MULTI-STORIED BUILDING KNOWN AS "IKON MERIDIAN", CONSTRUCTED ON KHASRA NO. 248/2, SITUATED AT GRAM GEHUKHEDA, KOLAR ROAD, PATWARI HALKA NO.- 28, GOVT. INSPECTION MANDAL- 03, VIKAS KHAND FANDA, TEHSIL- HUZUR, DISTT.- BHOPAL, WITHIN THE LIMITS OF THE KOLAR NAGPUR MUNICIPALITY, BHOPAL- 462042, MADHYA PRADESH WHICH IS BOUNDED AS UNDER:

SOUTH- WEST : STAIRS/ LOBBY  
NORTH- EAST : OPEN  
NORTH- WEST : FLAT NO. 203- B  
SOUTH- EAST : OPEN.

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Yours truly,

AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)