

THROUGH COURIER/E-MAIL/SPEED-POST

Ref. No.: 26326/ HHLPOR00264654

December 08, 2025

To,


1. **S. KARTHIKEYAN**
C/O JADE PAYMENT SOLUTIONS PVT. LTD.
RMZ MILLENNIA BUSINESS PARK, PHASE 2,
LEVEL 6, CAMPUS 4B, NO. 143,
DR. M.G.R ROAD, PERUNGUDI,
CHENNAI-600096,
TAMIL NADU

ALSO AT:-**S. KARTHIKEYAN**
15/8, BHARADHIDASAN STREET,
NEW PERUNGALATHUR,
CHENNAI-600063,
TAMIL NADU

2. **S. REVATHI**
15/8, BHARADHIDASAN STREET,
NEW PERUNGALATHUR,
CHENNAI-600063,
TAMIL NADU

EMAIL ID: - kaarthy@gmail.com
karthikeyan.s@jadepayments.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 BEING APARTMENT NO. G-33,
GROUND FLOOR, BLOCK-II, COMPACT HOMES-MEGHA, NO. 183,
KARANAITHANGAL VILLAGE, SRIPERUMPUDUR TALUK,
KANCHEEPURAM DISTRICT, CHENNAI- 600114, TAMIL NADU
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").

Re.: Loan Account No. HHLPOR00264654**Dear Ma'am/ Sir,**

49050

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 **29.12.2025** from **12:30 p.m. to 5:30 p.m.** at our branch office at **New No. 32, Old No. 205, West Woods, 2nd Floor, 'Y' Block, 5th Avenue, Anna Nagar, Chennai - 600040 (Tamil Nadu)**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.16,14,978/- (Rupees Sixteen Lakh Fourteen Thousand Nine Hundred Seventy Eight only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.12.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.12.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.6,08,000/- (Rupees Six Lakh Eight 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 handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be 'S. S. S.' or similar. There is a circular stamp or mark above the signature.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A**(Description of the Immovable Property)**

APARTMENT BEARING NUMBER G-33, HAVING SUPER BUILT UP AREA OF 375 SQUARE FEET (PLINTH AREA PLUS A PROPORTIONATE COMMON AREA), IN THE GROUND FLOOR, IN "BLOCK II" OF THE PROJECT NAMED "COMPACT HOMES-MEGHA", CONSTRUCTED ON LAND COMPRISED IN SURVEY NUMBERS 19/1A, 19/1B PART, 22/1A, 22/1B2 PART, 22/2A, 22/2B1, 22/2B2, 22/2C1, 22/2C2, 23/2B2, 30/1A PART, 30/1B PART, 23/2B1 PART, 23/4 PART, 23/5 PART AND 29/2A PART, MEASURING IN TOTAL EXTENT OF 202.44 CENTS (88182.85 SQUARE FEET), SITUATED AT NUMBER 183, KARANAITHANGAL VILLAGE, SRIPERUMPUDUR TALUK, KANCHEEPURAM DISTRICT, CHENNAI-600114, TAMIL NADU, SITUATED WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF SUNGUVARCHATHIRAM, ALONG WITH 226.5 SQUARE FEET OF UNDIVIDED SHARE AND INTEREST IN THE ABOVE SAID LAND.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Domy', is written over a horizontal line. Below the signature is a blue rectangular stamp with illegible text.
AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

34734