

THROUGH COURIER/E-MAIL

Ref. No.: 29074/HHLDCP00352739

Date: February 02, 2026

To,


1. **SANDEEP RATHORE**
1/9731, 4TH FLOOR, STREET NO. 1E,
WEST GORKHA PARK, SHAHDARA EAST
NEW DELHI-110032

ALSO AT:-**SANDEEP RATHORE**
C/O. TRADEBULLS YOUR TRUST
A-9B, PUSA ROAD, 3RD FLOOR
RAJENDRA PLACE, NEW DELHI-110060

2. **VIKAS RATHORE**
ALIAS VIKASH RATHORE
1/9731, 4TH FLOOR, STREET NO. 1E,
WEST GORKHA PARK, SHAHDARA EAST
NEW DELHI-110032

ALSO AT:-**VIKAS RATHORE**
ALIAS VIKASH RATHORE
C/O. AXIS SECURITY
10TH FLOOR, UNIT NO F- 106, G- 107, H- 108 AND I- 109,
HIMALAYA HOUSE, 23, K.G MARG
NEW DELHI 110001

3. **RAJBIR SINGH**
1/9731, 4TH FLOOR, STREET NO. 1E,
WEST GORKHA PARK, SHAHDARA EAST
NEW DELHI-110032
4. **SUNITA**
1/9731, 4TH FLOOR, STREET NO. 1E,
WEST GORKHA PARK, SHAHDARA EAST
NEW DELHI-110032

EMAIL ID: - sandeepathore2008@gmail.com
sandeep.rathore@tradebulls.co.in
rathorevikash659@gmail.com**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO**
48872

**THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEARING FLAT NO. SF-02 (M.I.G.),
2ND FLOOR, RIGHT HAND FRONT SIDE, PLOT NO. B-11/4, DLF ANKUR
VIHAR, VILLAGE SADULLABAD, PARGANA AND TEHSIL LONI,
GHAZIABAD-201102, UTTAR PRADESH ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLDCP00352739

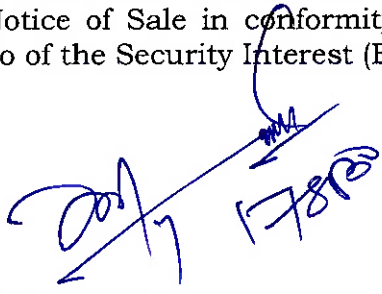
Dear Ma'am/ Sir,

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 **23.02.2026 from 12:30 p.m. to 5:30 p.m.** at our branch office at **4th Floor, 401-407, NN Mall, Near M2K, Sector- 3, Rohini, Delhi- 110085**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.27,11,569/- (Rupees Twenty Seven Lakh Eleven Thousand Five Hundred Sixty Nine only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.01.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **31.01.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.12,51,000/- (Rupees Twelve Lakh Fifty One 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. To the right of the signature, the date '17/2/2026' is written in blue ink.

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

FLAT NO. SF-02 (M.I.G.), ADMEASURING 550 SQUARE FEET I.E. 51.09 SQUARE METERS ON 2ND FLOOR, (WITH ROOF RIGHTS), RIGHT HAND FRONT SIDE, CONSTRUCTED UPON PLOT NO. B-11/4, DLF ANKUR VIHAR, SITUATED IN VILLAGE SADULLABAD, PARGANA AND TEHSIL LONI, GHAZIABAD-201102, UTTAR PRADESH AND WHICH IS BOUNDED AS FOLLOWS:-

EAST : COMMON PASSAGE AND STAIRCASE AND FLAT NO. SF-1 (MIG)

WEST : PLOT NO. B-11/3

NORTH : ROAD 12 MTR. WIDE

SOUTH : FLAT NO. SF- 3 (LIG)

Yours truly,


**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)