

THROUGH COURIER/E-MAIL

Ref. No.: 27609/HHLNOD00316819

October 10, 2024

To,

1. AMIT KUMAR PANDEY
H.NO.D-65, 66, NEAR RADHA
KRISHNA MANDIR, PANDAV NAGAR
NEW DELHI-110092

ALSO AT:-

AMIT KUMAR PANDEY
C/O. CADILA HEALTHCARE LTD.
PLOT NO. 4A/1, 2
2ND FLOOR (ABOVE AXIS BANK),
TILAK NAGAR, NEW DELHI-110018

2. AJAY KUMAR
(GUARANTOR)
HOUSE NO. C-24B, 2ND FLOOR
FLAT NO. 206, GAUR ENCLAVE-1
SHALIMAR GARDEN, SAHIHABAD
GHAZIABAD - 201010, UTTAR PRADESH

ALSO AT:-

AJAY KUMAR
(GUARANTOR)
UNIT NO.531, 5TH FLOOR
PARAS TRADE CENTER, GWAL PAHARI
FARIDABAD HIGHWAY, GURUGRAM - 122011
HARYANA

EMAIL ID:- amit.hipr@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 BEING FLAT NO. GF-3 (L.I.G),
GROUND FLOOR, (BACK SIDE), PLOT NO. C-8/2, DLF ANKUR VIHAR,
PARGANA AND TEHSIL LONI, GHAZIABAD-201020, UTTAR PRADESH
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").**

Re.: Loan Account No. HHLNOD00316819

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.

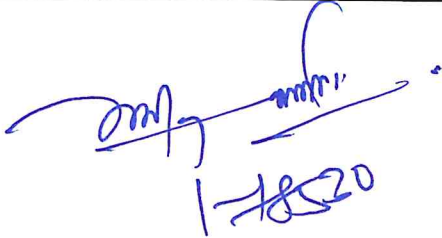
The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **30.10.2024**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.14,72,593/- (Rupees Fourteen Lakh Seventy Two Thousand Five Hundred Ninety Three only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.10.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.10.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.6,00,500/- (Rupees Six Lakh Five Hundred 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**

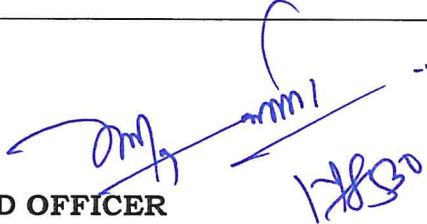
(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

A handwritten signature in blue ink, appearing to be 'Omprakash', is written over a horizontal line. Below the signature, the number '178520' is handwritten in blue ink.

SCHEDULE A
(Description of the Immovable Property)

FLAT NO. GF-3 (L.I.G), HAVING COVERED AREA OF 400 SQUARE FEET ON GROUND FLOOR, (BACK SIDE), CONSTRUCTED UPON PLOT NO. C-8/2, DLF ANKUR VIHAR, PARGANA AND TEHSIL LONI, GHAZIABAD-201020, UTTAR PRADESH.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Om', is written over a horizontal line. To the right of the signature, there is a date '17/3/20' and another handwritten mark.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)
