

THROUGH COURIER/E-MAIL**Ref.: 28240/ HHLKOL00508618****Date:** 04 September, 2025

- 1. MUNNA YADAV
229, CHITTARANJAN AVENUE, BEADON STREET,
KOLKATA - 700006
WEST BENGAL**

ALSO AT:**MUNNA YADAV
C/O SHIVAM TRADING
231, PIAHARSHI DEBENDRA ROAD
KOLKATA -700007
WEST BENGAL**

- 2. MOTI LAL MAURYA
(GUARANTOR)
C/O RAM PRASAD MAURYA
38/5 FAKIR BAGAN LANE
HAORA HOWRAH, KOLKATA -711101
WEST BENGAL**

EMAIL ID: - shivamtradingsales@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. A, NORTH-WEST
SIDE, 1ST FLOOR, ROYAL REGENCY, BLOCK-B, PANCHVATI, HOLDING
NO. RGM-226/66/N, BLOCK-KB, VIP KAIKHALI, MALIR BAGAN, WARD
NO. 27, P.S.- AIRPORT, KOLKATA-700052, WEST BENGAL ("Mortgaged
Property more particularly described in Schedule 'A' attached
herewith").**

Re.: Loan Account No. HHLKOL00508618**Dear Ma'am/ Sir,**

The Authorised Officer of **Sammaan Capital Limited (formerly known as
Indiabulls Housing Finance Ltd.) ("Secured Creditor")** hereby informs you that

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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 **23.09.2025** from **12:30 p.m. to 5:30 p.m.** at our branch office at **2/1, Russel Street, 3rd Floor, Kankaria Centre, Kolkata - 700071, West Bangal** strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.90,70,083/- (Rupees Ninety Lakh Seventy Thousand Eighty Three only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **01.09.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **02.09.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.54,00,000/- (Rupees Fifty Four Lakh 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.)

SCHEDULE A

(Description of the Immovable Property)

ALL THAT SELF CONTAINED RESIDENTIAL MARBLE FLOORING FLAT NO. 'A' ON THE 1ST FLOOR, (WEST SIDE) BLOCK 'B', MEASURING ABOUT 1448 SQ. FT., SUPER BUILT-UP AREA, CONSISTING OF 4 (FOUR) BED ROOMS, 1 LIVING CUM DINING, 1 KITCHEN, 3 TOILETS, 1 VERNADHA, IN THE BUILDING KNOWN AS "ROYAL REGENCY", ALONG WITH ONE COVERED CAR PARKING ON THE GROUND FLOOR, MEASURING ABOUT 135 SQ. FT., TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE OR INTEREST IN THE LAND MEASURING ABOUT 11 COTTAHS 04 CHITTAKS 41 SQ. FT BE THE SAME A LITTLE MORE OR LESS, TOGETHER WITH MULTISTORIED BUILDING NAMELY "ROYAL REGENCY", LYING AND SITUATED AT MOUZA -KAIKHALI , J. L NO. 5 RE. SA NO.115, TOUJI NO. 172, C. S DAG NO. 512, R.S & L.R DAG NO. 561 UNDER C.S KHATIAN NO. 17 R.S KHATIAN NO. 41, L.R KHAITAIN NO. 218 CORRESPONDING TO L.R KHATIAN NO. 1183 & 1184, WARD NO. 27 AT PRESENT 10, WITHIN THE LOCAL RAJARHAT GOPALPUR MUNICIPALITY, HOLDING NO. RGM 226/66/N, BLOCK KB, KAIKHALI, P.S RAJARHAT, DISTRICT 24 NORTH PARGANAS, KOLKATA -700052, WEST BENGAL.

Yours truly,

A handwritten signature in blue ink, appearing to be 'G. S.', is written over the typed name of the authorized officer.
AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)