

**BY COURIER/SPEED-POST/EMAIL**

Ref. No.: 20362/HLAPKLT00401339

September 30, 2024

To,

1. ZAFAR HUSSAIN  
BL-C, 9<sup>TH</sup> FLOOR, FLAT NO. 9F  
302, APC ROAD  
NEAR SEALDAH STATION  
KOLKATA - 700009  
WEST BENGAL

**ALSO AT:-**

ZAFAR HUSSAIN  
PROPRIETOR  
NEW KHAWAJA OPTICAL  
285 A, BEPIN BEHARI GANGULY STREET  
SHOP NO. M9 & M10,  
NEAR CENTRAL METRO  
KOLKATA - 700012, WEST BENGAL

2. SAHANAZ BEGUM  
BL-C, 9<sup>TH</sup> FLOOR, FLAT NO. 9F,  
302, APC ROAD  
NEAR SEALDAH STATION  
KOLKATA - 700009  
WEST BENGAL

EMAIL ID: - [zafar.hussain48@gmail.com](mailto:zafar.hussain48@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 CENTRAL TOWER, UNIT NO.  
209, 2<sup>ND</sup> FLOOR, PREMISES NO- 277, B.B GANGULY STREET UNDER**

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**KOLKATA MUNICIPAL CORPORATION, WARD NO. 44, P.O. AND P.S.  
BOWBAZAR, KOLKATA - 700012, WEST BENGAL ("Mortgaged Property  
more particularly described in Schedule 'A' attached herewith").**

**Re.: Loan Account No. HLAPKLT00401339**

**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 **21.10.2024**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.85,74,912/- (Rupees Eighty Five Lakh Seventy Four Thousand Nine Hundred Twelve only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.09.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **01.10.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.32,00,000/- (Rupees Thirty Two 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)**

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**CENTRAL TOWER, UNIT NO. 209, 2<sup>ND</sup> FLOOR, PREMISES NO- 277, B.B GANGULY STREET UNDER KOLKATA MUNICIPAL CORPORATION, WARD NO. 44, P.O. AND P.S. BOWBAZAR, KOLKATA - 700012, WEST BENGAL.**

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**Yours truly,**

A handwritten signature in blue ink, appearing to be 'S. M. S.', is written over the printed text 'AUTHORISED OFFICER'.

**AUTHORISED OFFICER**

**SAMMAAN CAPITAL LIMITED**

**(Formerly known as INDIABULLS HOUSING FINANCE LTD.)**