

**THROUGH COURIER/E-MAIL**

Ref. No.: 24687 / H LAPVSH00398537  
27715 / H LAPVSH00503449

Date: December 26, 2025

To,

1. **INDERMAL LALURAM JOSHI  
ALIAS INDERMALJI L. JOSHI  
1, JANGALE HOUSE, BUDDHA GALI-1  
VARSOVA MAIN ROAD, ANDHERI WEST  
MUMBAI-400061, MAHARASHTRA**

**ALSO AT:-**

**INDERMAL LALURAM JOSHI  
ALIAS INDERMALJI L. JOSHI  
PROPRIETOR  
OM PRAKASH JEWELLERS  
1-A, JANGALE HOUSE, BUDDHA GALI-1  
VARSOVA MAIN ROAD, ANDHERI WEST  
MUMBAI-400061, MAHARASHTRA**

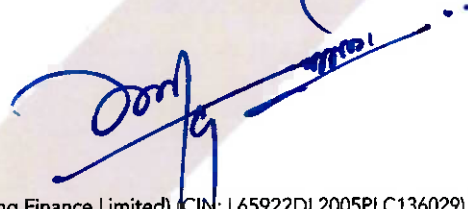
2. **RAKESH INDERMAL JOSHI  
1, JANGALE HOUSE, BUDDHA GALI-1  
VARSOVA MAIN ROAD, ANDHERI WEST  
MUMBAI-400061, MAHARASHTRA**

**ALSO AT:-**

**RAKESH INDERMAL JOSHI  
C/O. OM PRAKASH JEWELLERS  
1-A, JANGALE HOUSE, BUDDHA GALI-1  
VARSOVA MAIN ROAD, ANDHERI WEST  
MUMBAI-400061, MAHARASHTRA**

EMAIL ID: - [manikrj031@gmail.com](mailto:manikrj031@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 SHOP NO. A/4, GROUND FLOOR, A-  
WING, PINK CO-OPERATIVE HOUSING SOCIETY LIMITED, CTS NO.  
1083, VILLAGE VERSOVA, SEVEN BUNGALOWS GARDEN, OPPOSITE  
MANU APARTMENT, ANDHERI (WEST), MUMBAI-400061,  
MAHARASHTRA ("Mortgaged Property more particularly described in  
Schedule 'A' attached herewith").**



46165

**Re.: Loan Account Nos. HLAPVSH00398537 and HLAPVSH00503449**

**Dear Ma'am/ Sir,**

At the very outset, it is stated that your Loan Account No. **HLAPVSH00503449** with **Sammaan Capital Limited ("SCL")** [formerly known as Indiabulls Housing Finance Ltd. ("**IHFL**")] originator of financial facility, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) has been assigned to **Indiabulls Asset Reconstruction Company Limited ("IARCL")**, acting as a Trustee of **Indiabulls ARC- XXXI Trust**, vide Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **1004XXXI**. Thereby, IARCL has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property, and has also become the Secured Creditor for the said assigned Loan Account. However, SCL continues to remain the Secured Creditor with respect to Loan Account No. **HLAPVSH00398537**. Both IARCL and SCL are jointly and severally referred to as the "**Secured Creditor**". IARCL has given its consent to SCL to issue this Notice of Sale under Rule 8(6) read with Rule 9(1) and Proviso Thereto of the SIE Rules

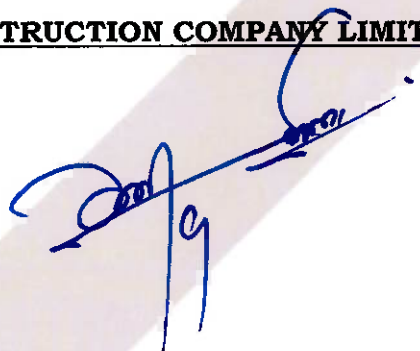
The Authorised Officer of SCL hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule 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 **14.01.2026 from 12:30 p.m. to 5:30 p.m.** at our branch office at **Bhaveshwar Arcade, B-Wing, 316-320, LBS Marg, Nr. Saraswat Bank, Opp Shreyas Cinema, Ghatkopar (West), Mumbai - 400086 (Maharashtra)**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of the following outstanding amounts due to SCL and IARCL:

**DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 24.12.2025
1.	HLAPVSH00398537	1,80,05,789/- (Rupees One Crore Eighty Lakh Five Thousand Seven Hundred Eighty Nine only)

**DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:**



40117

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 24.12.2025
1.	1004XXXI (Old Loan Account No. HLAPVSH00503449)	33,20,860/- (Rupees Thirty Three Lakh Twenty Thousand Eight Hundred Sixty only)

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.12.2025** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **25.12.2025** along with legal expenses and other charges.

The Minimum Sale Price for the Mortgaged Property will be **Rs.1,40,00,000/- (Rupees One Crore Forty 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.)**

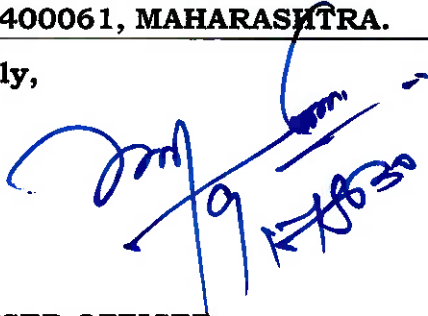
**SCHEDULE A**  
**(Description of the Immovable Property)**

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SHOP NO. A/4, ADMEASURING ABOUT 29.74 SQ. MTRS EQUIVALENT TO 320 SQ. FT. BUILT-UP AREA, ON THE GROUND FLOOR, A-WING, PINK CO-OPERATIVE HOUSING SOCIETY LIMITED, CONSTRUCTED UPON PLOT BEARING CTS NO. 1083, SITUATED IN VILLAGE VERSOVA, SEVEN BUNGALOWS GARDEN, OPPOSITE MANU APARTMENT, ANDHERI (WEST), MUMBAI-400061, MAHARASHTRA.

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Yours truly,

A handwritten signature in blue ink, appearing to be 'M. M. M.', is written over a horizontal line. Below the signature, the date '19/10/20' is written.

**AUTHORISED OFFICER**  
**SAMMAAN CAPITAL LIMITED**

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