

THROUGH COURIER/E-MAIL

Ref. No.: 28061/ H LAPNAG00303085

February 25, 2025

To,

1. TOUHID AKHTER ANSARI
ALIAS MOHAMMED TOUHID AKHTER
PROPRIETOR
TASMIAH LEATHER GOODS
NR. TIT CUTPIECE CENTRE
SITABULDI MAIN ROAD
OPPO ANAND BAKERY M COPP
NAGPUR, MAHARASHTRA 440012 p

ALSO AT:-

TOUHID AKHTER ANSARI
ALIAS MOHAMMED TOUHID AKHTER
FLAT NO. 205, 2ND FLOOR,
RADHE BALAJI APPT, PENSION NAGAR,
JAFAR NAGAR, NEAR SAHU KIRANA
NAGPUR, MAHARASHTRA 440013

2. FAHIMA AKHTAR ANSARI
FLAT NO. 205, 2ND FLOOR,
RADHE BALAJI APPT, PENSION NAGAR,
JAFAR NAGAR, NEAR SAHU KIRANA
NAGPUR, MAHARASHTRA 440013
3. ANUPSINGH DASHRATHSINGH CHOWHAN
(GUARANTOR)
HOUSE NO. 406, OPP. SHIKSHAK SAHAKARI BANK
OLD MAHATAMA GANDHI ROAD,
NAGPUR-440012, SITABULDI
MAHARASHTRA

ALSO AT:-

ANUPSINGH DASHRATHSINGH CHOWHAN
(GUARANTOR)
FLAT NO. 205, 2ND FLOOR,
RADHE BALAJI APPT, PENSION NAGAR,
JAFAR NAGAR, NEAR SAHU KIRANA
NAGPUR, MAHARASHTRA 440013

EMAIL ID: - touhid.ansari@gmail.com

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**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. S-205, SECOND
FLOOR, RADHE BALAJI APARTMENT, PLOT NO. 6, PENSION NAGAR,
JAFAR NAGAR, KH. NO. 288, P.H. NO. 11, CTS NO. 1219, WARD. NO.
61, MUNICIPAL HOUSE NO.210/K, MOUZA ZINGABAI TAKLI NAGPUR,
MAHARASHTRA-440012 ("Mortgaged Property more particularly
described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HLAPNAG00303085

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 **18.03.2025**, strictly on "as is where is", "as is what is" and "**whatever there is**" basis, for recovery of **Rs.25,34,398/- (Rupees Twenty Five Lakh Thirty Four Thousand Three Hundred Ninety Eight only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.02.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **25.02.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.16,00,000/- (Rupees Sixteen 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.)

19011

SCHEDULE A

(Description of the Immovable Property)

FLAT NO. S 205, HAVING A BUILT UP AREA OF 40.305 SQ. MTRS., SECOND FLOOR, RADHE BALAJI APARTMENT, PLOT NO.6, PENSION NAGAR, JAFAR NAGAR, KH. NO. 288, MOUZA ZINGABAI TAKLI, P.H. NO. 11, MOUZA NO. 166, CTS NO. 1219, NMC HOUSE NO. 210/C/SF/205 IN WARD.NO. 61, TEHSIL AND DISTRICT NAGPUR-440012, MAHARASHTRA.

Yours truly,

A handwritten signature in blue ink, appearing to be 'S. J. Patil', is written over a faint, illegible stamp.

AUTHORISED OFFICER

SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

NOTE: We have no connection with Svamaan Financial Services Pvt. Ltd.