

**THROUGH COURIER/E-MAIL**

Ref. No.: 14853/ HHLPU00378987

February 23, 2026

To,

1. RUPALI UMESH PAWAR  
ALIAS RUPALI R KSHIRSAGAR  
UMESH PAWAR, 512, SHUKRAWAR PETH  
TALEGAON, DABHADE (R)  
NEAR TALATHI OFFICE CHAWADI  
PUNE-410506, MAHARASHTRA

**ALSO AT:**

RUPALI UMESH PAWAR  
ALIAS RUPALI R KSHIRSAGAR  
c/o. RBL BANK LIMITED  
GROUND FLOOR, SHOP NO. 5 & 6  
TUKARAM MARKET, MEGA CENTRE  
PUNE- NASHIK ROAD  
NEAR MUTKEWADI & MEDANKARWADI  
CHAKAN, PUNE- 410501, MAHARASHTRA

2. UMESH SUDHIR PAWAR  
UMESH PAWAR, 512, SHUKRAWAR PETH  
TALEGAON, DABHADE (R)  
NEAR TALATHI OFFICE CHAWADI  
PUNE-410506, MAHARASHTRA

**ALSO AT:-**

UMESH SUDHIR PAWAR  
STERIA INDIA LIMITED  
SOFTWARE TECHNOLOGY PARK, MIDC  
PUNE- 412105, MAHARASHTRA

EMAIL ID: - [rupaliayash201@gmail.com](mailto:rupaliayash201@gmail.com)  
[Uspawar53@gmail.com](mailto:Uspawar53@gmail.com)

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO  
THERE TO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002  
IN RELATION TO THE PROPERTY BEARING FLAT NO. 26, 4TH FLOOR,  
KAKADE RESIDENCY, CTS NO. 4852, 4853, 4854, 4855, 4860, 4861,  
4862 & 4865, MOUZE TALEGAON, DABHADE, TALUKA MAVAL,  
DISTRICT PUNE -410506, MAHARASHTRA ("Mortgaged Property more**

57365

particularly described in Schedule 'A' attached herewith").

**Re.: Loan Account No. HHPUC00378987**

**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 **16.03.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Office No. 115, 1<sup>st</sup> Floor, City Mall, Ganeshkhind Road, University Circle, Pune, Maharashtra - 411007**, for recovery of **Rs.34,65,955/- (Rupees Thirty Four Lakh Sixty Five Thousand Nine Hundred Fifty Five only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **16.02.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.02.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.17,30,000/- (Rupees Seventeen Lakh Thirty Thousand 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)**

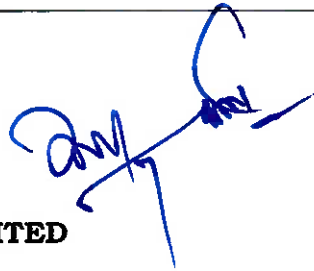
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**FLAT NO. 26 HAVING TOTAL CARPET AREA OF 42.50 SQ. MTRS. ON 4<sup>TH</sup> FLOOR IN THE BUILDING KNOWN AS 'KAKADE RESIDNECY' ON ALL THAT PARCEL AND PIECE OF LAND CITY SURVEY NO. 4852, 4853, 4854, 4855, 4860, 4861, 4862 and 4865, HAVING TOTAL AREA ADMEASURING 981.3 SQ. MTRS., SITUATED IN GAVTHAN AREA (CONGESTED AREA) IN TALEGAON, DABHADE (R), TALUKA MAVAL, DISTRICT PUNE AND SUB - REGISTRATION MAVAL AND WITHIN THE LIMITS OF TALEGAON DABHADE MUNICIPAL COUNCIL, MAHARASHTRA, ALONG WITH COMMON CAR PARKING IN THE SCHEME.**

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Yours truly,

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

A handwritten signature in blue ink, appearing to be 'D. M. J.', is written over the typed name of the authorized officer.

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