

THROUGH COURIER/E-MAIL

Ref. No.: 26554/HHLBAD00330799

February 04, 2026

To,

1. RAVIN KUMAR RAM TIWARI
FLAT NO. 607, 6th FLOOR
LAMBODAR NIWAS, A - WING
MUMBRA DEVI COLONY
NEAR WAREKAR SCHOOL, DIWA EAST,
THANE - 400612, MAHARASHTRA

ALSO AT:-

RAVIN KUMAR RAM TIWARI
C/O. SIGNATURE DESIRE
B/H HP PETROL PUMP, HALIVALI, KARJAT
RAIGAD - 410201, MAHARASHTRA

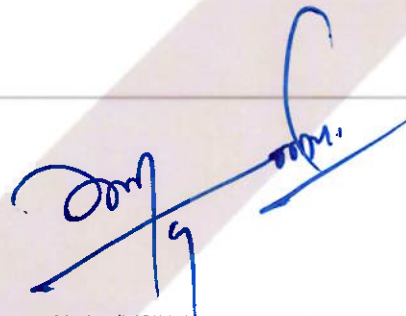
2. MANISHA RAVIN KUMAR TIWARI
FLAT NO. 607, 6th FLOOR
LAMBODAR NIWAS, A - WING
MUMBRA DEVI COLONY
NEAR WAREKAR SCHOOL, DIWA EAST,
THANE - 400612, MAHARASHTRA

EMAIL ID: - tiwariravin26@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. 514, HAVING
CARPET AREA 19.740 SQUARE METERS + 3.675 SQUARE METERS W.S
AREA ON 5TH FLOOR, BUILDING NO. 1, KNOWN AS "DARSHAN" IN
SHREE DATTA COMPLEX, SITUATED IN VILLAGE KAJRAT, TALUKA
KARJAT, RAIGAD - 410101, MAHARASHTRA ("Mortgaged Property
more particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLBAD00330799

Dear Ma'am/ Sir,



50355

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 **25.02.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Bhaveswar 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 **Rs.22,16,564/- (Rupees Twenty Two Lakh Sixteen Thousand Five Hundred Sixty Four only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.02.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **04.02.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.7,30,000/- (Rupees Seven 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**

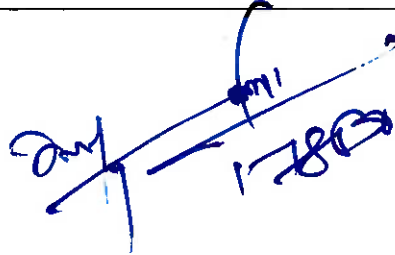
(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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

FLAT NO. 514, HAVING CARPET AREA 19.740 SQUARE METERS + 3.675 SQUARE METERS W.S AREA ON 5TH FLOOR, BUILDING NO. 1, KNOWN AS "DARSHAN" IN SHREE DATTA COMPLEX, SITUATED IN VILLAGE KAJRAT, TALUKA KARJAT, RAIGAD - 410101, MAHARASHTRA.

Yours truly,

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

A handwritten signature in blue ink, appearing to be 'Dny', is written over a horizontal line. The signature is slanted and includes a large flourish at the end.

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)