

**THROUGH COURIER/E-MAIL**

Ref. No.: 28967/ HLAPRPR00306002

October 13, 2025

To,

1. **KAMAL GUPTA**  
(CO- BORROWER SON AS WELL AS LEGAL HEIR OF LATE SUKHAI  
PRASAD GUPTA ALIAS SUKHAI)  
PROPRIETOR  
KIRAN SWEETS  
ELECTRIC OFFICE CHOWK, BUDHA PARA  
RAIPUR - 492001  
CHHATTISGARH

**ALSO AT:**

**KAMAL GUPTA**  
(CO- BORROWER SON AS WELL AS LEGAL HEIR OF LATE SUKHAI  
PRASAD GUPTA ALIAS SUKHAI)  
H. NO. 36/299  
KIRAN SWEETS, CHHOTAPARA  
RAIPUR-492001  
CHHATTISGARH

**ALSO AT:**

**KAMAL GUPTA**  
(CO- BORROWER SON AS WELL AS LEGAL HEIR OF LATE SUKHAI  
PRASAD GUPTA ALIAS SUKHAI)  
H. NO. 219/3 (OLD 8/219), MOHALLA CHOTAPARA,  
CITY KOTWALI ROAD, SWAMI VIVEKANAND  
WARD NO. 57, RAIPUR-492001  
CHHATTISGARH

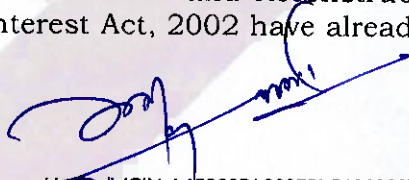
EMAIL ID: - [kgkamalgupta88@gmail.com](mailto:kgkamalgupta88@gmail.com)

**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 BEARING H. NO. 219/3 (OLD NO.  
8/219), MOHALLA CHOTAPARA, CITY KOTWALI ROAD, SWAMI  
VIVEKANAND WARD NO. 41, RAIPUR-492001, CHHATTISGARH  
("Mortgaged Property more particularly described in Schedule 'A'  
attached herewith").**

Re.: Loan Account No. HLAPRPR00306002

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

  
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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 **31.10.2025** from **12:30 p.m. to 5:30 p.m.** at our branch office at **2nd Floor, Shyam Plaza, Pandri, Raipur -492001 (Chhattisgarh)** strictly on "as is where is", "as is what is" and "whatever there is" basis, for recovery of **Rs.51,04,426/- (Rupees Fifty One Lakh Four Thousand Four Hundred Twenty Six only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.10.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.10.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.2,05,00,000/- (Rupees Two Crore Five 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,

A handwritten signature in blue ink, appearing to be 'S. S. S.', is written over a horizontal line. Below the signature, there are some scribbles and a circular stamp.

**AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED**

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

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

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**ALL THAT PIECE AND PART OF THE PROPERTY BEING HOUSE PART OF MUNICIPAL HOUSE NO. 219/3 (PREVIOUS NO. 8/219), (75 FT. X 14.6 FT.), ADMEASURING 1125 SQ. FT., SITUATED AT ABDUL RAUF WARD NO. 41, ABADI KHASRA NO. 691, SITUATED AT MOHALLA CHOTAPARA, CITY KOTWALI ROAD, TEHSIL & DISTRICT RAIPUR-492001, CHHATTISGARH, WHICH IS BOUNDED AS UNDER:**

**NORTH: HOUSE & PLOT OF SELLER**  
**SOUTH: HOUSE OF NAND KISHORE**  
**EAST: HOUSE & PLOT OF KANTA GAURI**  
**WEST: 40 FT. WIDE ROAD**

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Yours truly,

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

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