

THROUGH COURIER/E-MAIL

Ref. No.: 15439/HHLSUA00322165

15442/HHESUA00322427

Date: February 24, 2026

To,

1. **PITAMBAR KAKUMAL BAJAJ**
FLAT NO. A/2-402, AMBIKA TOWNSHIP,
DINDOLI, SURAT-394210, GUJARAT

2. **SANJNA PITAMBAR BAJAJ**
FLAT NO. A/2-402, AMBIKA TOWNSHIP,
DINDOLI, SURAT-394210, GUJARAT

EMAIL ID: - pitambarbajaj123@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 FLAT NO. A/2-402, AMBIKA
TOWNSHIP, DINDOLI, SURAT- 394210, GUJARAT ("Mortgaged Property
more particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLSUA00322165 and HHESUA00322427

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 **201-202, Proton Plus, Above Croma Show Room, L. P. Savani Road, Adajan, Surat-395009, Gujarat**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.38,38,523/- (Rupees Thirty Eight Lakh Thirty Eight Thousand Five Hundred Twenty Three only)** i.e. **Rs.19,24,415/- (Rupees Nineteen Lakh Twenty Four Thousand Four Hundred Fifteen only)** pending

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towards Loan Account No. **HHLSUA00322165**; and **Rs.19,14,108/- (Rupees Nineteen Lakh Fourteen Thousand One Hundred Eight only)** pending towards Loan Account No. **HHESUA00322427**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.02.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.02.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.12,75,000/- (Rupees Twelve Lakh Seventy Five 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,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

RESIDENTIAL FLAT BEARING NO. 402, HAVING A BUILT UP AREA OF 705 SQUARE FEET I.E. 65.52 SQUARE METERS, SITUATED ON THE 4TH FLOOR OF BUILDING NO. A/2, IN THE RESIDENTIAL COMPLEX KNOWN AS "AMBIKA TOWNSHIP", NEAR UMIYA TEMPLE, SITUATED AT DINDOLI BEARING REVENUE SURVEY NO. 83/1, BLOCK NO. 121, T.P SCHEME NO. 69 (GODADARA-DINDOLI), FINAL PLOT NO. 109 OF VILLAGE DINDOLI, TALUKA SURAT CITY, DISTRICT SURAT, SURAT-394210, GUJARAT.

Yours truly,



AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)



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