

THROUGH COURIER/E-MAIL

Ref. No.: 25995/ HHL SUA00348547

December 08, 2025

To,

1. ZAVERBHAI B RADADIA
ALIAS ZAVERBHAI BACHUBHAI RADADIA
B-37, DHARAM NAGAR SOC
A.K ROAD, FULPADA
SURAT-395008
GUJARAT

ALSO AT: -

ZAVERBHAI B RADADIA
ALIAS ZAVERBHAI BACHUBHAI RADADIA
K.C. CREATION
SURVEY NO. 333,334, 399,
PLOT NO. 21/A, 2ND FLOOR,
PATEL NAGER, NEAR BHAVANI CHOKDI
AK ROAD SURAT- 395008, GUJARAT.

2. RADADIYA JAYABEN ZAVERBHAI
B-37, DHARAM NAGAR SOC
A.K ROAD, FULPADA
SURAT-395008
GUJARAT
3. RAHUL KUMAR ZAVERBHAI RADADIA
B-37, DHARAM NAGAR SOC
A.K ROAD, FULPADA
SURAT-395008
GUJARAT

EMAIL ID: - rahulradadiya77@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 PLOT NO. 77 (AS PER
SITE) (AS PER PLAN PLOT NO. 64 PAIKEE SOUTH PART & 65),
MARUTIDHAM RESIDENCY, NEAR DADA BHAGWAN TEMPLE,
NANSAD GAM ROAD, KAMREJ, SURAT-394185, GUJARAT
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").**

49054

Re.: Loan Account No. HMLSUA00348547

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 **29.12.2025** 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.33,16,427/- (Rupees Thirty Three Lakh Sixteen Thousand Four Hundred Twenty Seven only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **28.11.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **29.11.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.12,00,000/- (Rupees Twelve 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.)

SCHEDULE A**(Description of the Immovable Property)****AS PER SALE DEED NO. 15505 IN THE YEAR 2017,**

PROPERTY BEING PLOT NO. 64, HAVING AREA ADMEASURING 41.76 SQ. MTS. OF PLOT HAVING OPEN LAND TOWARDS SOUTHERN SIDE PROPORTIONATE UNDIVIDED SHARE IN LAND ADMEASURING 13.11 SQ. MTS. AND PLOT NO. 65, HAVING AREA ADMEASURING 41.76 SQ. MTS. OF PLOT HAVING OPEN LAND TOWARDS NORTHERN SIDE PROPORTIONATE UNDIVIDED SHARE IN LAND ADMEASURING 37.06 SQ. MTS. TOTAL ADMEASURING 50.17 SQ. MTS. (WHICH IS GIVEN PLOT NO. 77 AT SITE) IN THE SAID PLOT PROPORTIONATE UNDIVIDED SHARE OF LAND IS 20.00 SQ. MTS. NON AGRICULTURAL LAND FOR RESIDENTIAL PURPOSE HAVING KHATA NO.297, REVENUES SURVEY NO. 291/1, WHICH IS GIVEN BLOCK NO. 276 FOR RESIDENTIAL PURPOSE, TOTAL ADMEASURING HECTARE AARE 00-57-08 SQ. MTS. I.E. 5708 SQ. MTS., IN THE SCHEME OF PLOTS KNOWN AS "MARUTIDHAM RESIDENCY", NANSAD GAM ROAD, KAMREJ, SURAT-394185, GUJARAT, WHICH IS BOUNDED AS UNDER.

EAST : SOCIETY WALL
WEST : SOCIETY ROAD
NORTH : REMAINING LAND OF PLOT NO. 64
SOUTH : REMAINING LAND OF PLOT NO. 65

Yours truly,


AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)