

THROUGH COURIER/E-MAIL

Ref. No.: 21372/ HLAPSUR00298675

October 13, 2025

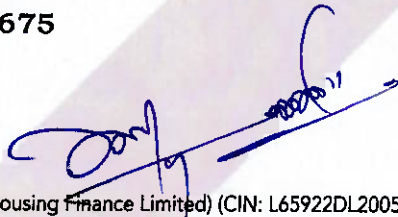
To,

1. **V B CORPORATION
(THROUGH PROPRIETOR, MR. VIPUL H. BOGHANI)
PLOT NO. 27, GANDHI IND. ESTATE,
NAVAGAM, KAMREJ, OPPOSITE UDHYOG NAGAR,
SURAT-394185 GUJARAT**
2. **GHANSHYAM TEXTILES
(THROUGH PROPRIETOR, MR. BAKULBHAI B. MAYANI)
372 KANHAIYA IND. DIAMOND NAGAR,
SURAT-394180, GUJARAT**
3. **MRS. REKHABEN BAKULBHAI MAYANI
B-13 SNEHMILAN SOC. NANAVARACHHA, CHIKUWADI,
SURAT-395006, GUJARAT**
4. **MRS. VAISHALIBEN V. BOGHANI
B-13 SNEHMILAN SOC. NANAVARACHHA, CHIKUWADI,
SURAT-395006, GUJARAT**
5. **MR. BAKULBHAI B. MAYANI
B-13 SNEHMILAN SOC. NANAVARACHHA, CHIKUWADI,
SURAT-395006, GUJARAT**
6. **MR. VIPUL H. BOGHANI
B-13 SNEHMILAN SOC. NANAVARACHHA, CHIKUWADI,
SURAT-395006, GUJARAT**

E-MAIL ID: vipul.boghani2849@yahoo.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 BEING SHOP NO. 251, SECOND
FLOOR, SITUATED AT RAHUL RAJ MALL, OPPOSITE VALENTINE
CINEMA, DUMAS ROAD, SURAT- 395007, GUJARAT ("Mortgaged
Property more particularly described in Schedule 'A' attached
herewith").**

Re.: Loan Account No. HLAPSUR00298675

**39679**

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 **31.10.2025** 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.1,20,20,710/- (Rupees One Crore Twenty Lakh Twenty Thousand Seven Hundred Ten 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.37,30,000/- (Rupees Thirty 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.)

32501

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

SHOP NO. 251, SECOND FLOOR, SITUATED AT RAHUL RAJ MALL, OPPOSITE VALENTINE CINEMA, DUMAS ROAD, SURAT-395007, GUJRAT, ADMEASURING CARPET AREA 780 SQ.FT. I.E. 72.46 SQ. MTRS. AND SUPER BUILT-UP AREA 1418 SQ. FT. I.E. 131.74 SQ. MTRS.

Yours truly,


**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED****(Formerly known as INDIABULLS HOUSING FINANCE LTD.)**