

**THROUGH COURIER/E-MAIL**

Ref. No.: 19868/HHLBAD00340157

July 29, 2025

To,

1. **OMENDRA KUMAR SINGH  
23/B/503, SANGARSH NAGAR  
CHANDIVALI FARM ROAD  
ANDHERI EAST  
MUMBAI-400072  
MAHARASHTRA**

**ALSO AT:****OMENDRA KUMAR SINGH  
C/O INGENUITY HEALTHCARE  
406, MAKHIJA ARKET  
BEHIND HOTEL LINKING ROAD, KHAR  
WEST MUMBAI-400052  
MAHARASHTRA**

2. **SAROJ SINGH  
23/B/503, SANGARSH NAGAR  
CHANDIVALI FARM ROAD  
ANDHERI EAST  
MUMBAI-400072  
MAHARASHTRA**

EMAIL ID: [omendrak.singh@gmail.com](mailto:omendrak.singh@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. 803, 8<sup>TH</sup> FLOOR,  
BUILDING TYPE 22/1, C-WING, CANDICE, MOHAN NANO ESTATES, S.  
NO. 24/25, NEAR MOHAN SUBURBIA, OPP. AIYAPPA TEMPLE,  
KHOJKHUNTAVALI, AMBERNATH WEST, THANE -421501,  
MHARASHTRA ("Mortgaged Property more particularly described in  
Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLBAD00340157

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.

**38061**

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 **18.08.2025** 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.40,92,918/- (Rupees Forty Lakh Ninety Two Thousand Nine Hundred Eighteen only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.07.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.07.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.17,50,000/- (Rupees Seventeen Lakh Fifty 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.)**

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

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**FLAT NO. 803, 8<sup>TH</sup> FLOOR, C-WING, BUILDING TYPE 22/1, ADMEASURING 44.04 SQ. MTRS. CARPET AREA, IN THE SCHEME OF CONSTRUCTION KNOWN AS "MOHAN NANO ESTATES", CANDICE, S. NO. 24/25, NEAR MOHAN SUBURBIA, OPP. AIYAPPA TEMPLE, KHOJKHUNTAVALI, AMBERNATH WEST, THANE -421501 MHARASHTRA.**

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Yours truly,

A circular blue ink stamp of SAMMAAN CAPITAL LIMITED is placed over the signature area. The stamp contains the company name and a central signature in blue ink.  
**AUTHORISED OFFICER**  
**SAMMAAN CAPITAL LIMITED**

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

A large, light purple graphic of an arrow pointing upwards and to the right is positioned in the bottom right corner of the page.

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