

THROUGH COURIER/E-MAIL

Ref. No.: 24286/HHLBOI00248641

November 23, 2024

To,

1. **YOGESH DATTATREYA SANKHE**
ALIAS YOGESH D. SANKHE
C/O VALSAD DISTRICT CO-OP MILK PRODUCERS UNION LTD.
(VASUDHARA DAIRY-ICE CREAM PLANT)
M-12, TARAPUR INDUSTRIAL AREA, TARAPUR MIDC,
BOISAR (W),
THANE-401506,
MAHARASHTRA

ALSO AT:-

YOGESH DATTATREYA SANKHE
ALIAS YOGESH D. SANKHE
HOUSE NO. 482,
NEAR AGANWADI UBHAR AALI, KUMBHAVALI GAON,
BOISAR (W),
THANE-401501,
MAHARASHTRA

2. **SONALI YOGESH SANKHE**
HOUSE NO. 482,
NEAR AGANWADI UBHAR AALI, KUMBHAVALI GAON,
BOISAR (W),
THANE-401501,
MAHARASHTRA

EMAIL ID: yogesh.sankhe@gmail.com

SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERE TO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEING FLAT NO. 404, 4TH FLOOR,
WING D, BLOCK NO. 6, YASHVANT SRUSHTI, VILLAGE KHAIRA,
TALUKA & DISTRICT PALGHAR, THANE- 401501, MAHARASHTRA
(“Mortgaged Property more particularly described in Schedule ‘A’
attached herewith”).

Re.: Loan Account No. HHLBOI00248641

Dear Ma'am/ Sir,

The Authorised Officer of **Sammaan Capital Limited (formerly known as**
Indiabulls Housing Finance Ltd.) (“Secured Creditor”) hereby informs you that

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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 **16.12.2024**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.18,93,156/- (Rupees Eighteen Lakh Ninety Three Thousand One Hundred Fifty Six only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.11.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.11.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.15,15,000/- (Rupees Fifteen Lakh Fifteen 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, appearing to be 'A', is written over the signature line.

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A

(Description of the Immovable Property)

FLAT BEARING NUMBER 404, HAVING BUILT UP AREA OF 485.75 SQUARE FEET I.E. 45.13 SQUARE METER, ADMEASURING 398.16 SQUARE FEET OF CARPET AREA (WHICH IS INCLUSIVE OF THE AREA OF BALCONIES) ON 4TH FLOOR IN WING NUMBER -D, IN THE BUILDING KNOWN AS BLOCK NUMBER 6, IN THE COMPLEX KNOWN AS "YASHVANT SRUSHTI", CONSTRUCTED ON LAND BEARING SURVEY NUMBER 52 (OLD 91), AREA ADMEASURING 70853 SQUARE METER AND SURVEY NUMBER 54 (OLD 92), AREA ADMEASURING 64250 SQUARE METER, SITUATED AT VILLAGE KHAIRA, TALUKA AND DISTRICT PALGHAR, THANE-401501, MAHARASHTRA, WITHIN THE AREA OF SUB-REGISTRAR PALGHAR..

Yours truly,

A handwritten signature in blue ink, appearing to be 'G', is written over the signature line.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)