

THROUGH COURIER/E-MAIL

Ref. No.: 19238/HHLKAL00256083

February 04, 2026

To,

1. **SAGAR SADASHIV BANDWALKAR
151, INDIAN ARMY REGIMENT,
NEAR JANDALI VILLAGE, AMBALA CANTT 1,
ARMY DIVISION, HARYANA- 134005**
2. **SADASHIV GUNDU BANDWALKAR
ROOM NO. 5, SHARDHA SABURI CHAWL NO. 45,
SAI SALVI NAGAR, SHIVAJI NAGAR, KALWA EAST
THANE, MAHARASHTRA - 400605**

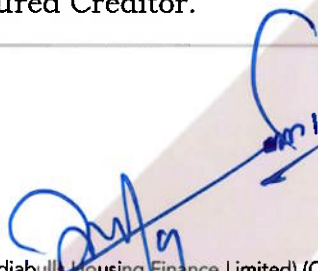
EMAIL ID: SAGAR.PIE@GMAIL.COM

**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. 403, 4TH FLOOR,
J-WING, TYPE A1, TULSI AARAMBH, VILLAGE KHARWAI, BADLAPUR
EAST, THANE, MAHARASHTRA - 421503 ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLKAL00256083

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.



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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 **25.02.2026** 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.40,71,713/- (Rupees Forty Lakh Seventy One Thousand Seven Hundred Thirteen only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.02.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **04.02.2026** 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,

A handwritten signature in blue ink is written over a blue rectangular stamp. The signature appears to be 'Anil' followed by some illegible characters. The stamp contains the text 'SARASWAT BANK' and 'Ghatkopar (West)'.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

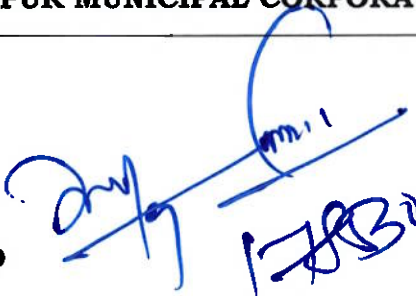
(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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


FLAT NO. 403, 4TH FLOOR, J-WING TYPE A1, TULSI AARAMBH, HAVING CARPET AREA ADMEASURING 39.11 SQ. METRES ON 4TH FLOOR, OF LAND BEARING SURVEY NO. 48, HISSA NO. 1/B, 5, 1/A, 2, 3, AND SURVEY NO. 48, HISSA NO. B/1, A, B/2, LOCATED AT VILLAGE KHARWAI, TALUKA AMBARNATH, DISTRICT -THANE- 421503, MAHARASHTRA, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL CORPORATION.

Yours truly,

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**



(Formerly known as INDIABULLS HOUSING FINANCE LTD.)



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