

**THROUGH COURIER/E-MAIL**

Ref. No.: 23707/ HHLKAL00328961  
04, 2026

February

To,

1. **PABITRA NILRATAN BISWAS  
C-003, SHRI PRASAD APT, DUTTAWALI ROAD,  
DIVA METRO HOSPITAL, THANE,  
MAHARASTRA-421601**

**ALSO AT:**

**PABITRA NILRATAN BISWAS  
HORIZON PROJECTS PVT LTD  
MY CITY PROJECT, DIVA MANPADA,  
NR. SANDAP GAON, MAHARASTRA-400612**

2. **SABITA PABITRA BISWAS  
C-003, SHRI PRASAD APT, DUTTAWALI ROAD,  
DIVA METRO HOSPITAL, THANE  
MAHARASTRA-421601**

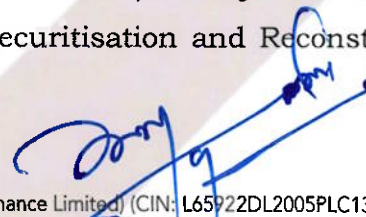
**EMAIL ID: BISWASPABITRA1973@GMAIL.COM**

**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 BEARING FLAT NO-401, 4<sup>TH</sup> FLOOR,  
RATHI OSHO DHARA PARK, BUILDING NO-14, S.NO-102/2, 120/4/1,  
120/4/2(P), 121/3/1, 121/3/2, VILLAGE ASAN GAON, OPP. ASAN GAON  
RAILWAY STATION, THANE, MAHARASHTRA-421601 ("Mortgaged  
Property more particularly described in Schedule 'A' attached  
herewith").**

**Re.: Loan Account No. HHLKAL00328961**

**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



50356

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 **25.02.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Bhaveshwar 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.18,71,850/- (Rupees Eighteen Lakh Seventy One Thousand Eight Hundred Fifty 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.6,95,000/- (Rupees Six Lakh Ninety Five 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 is written over a blue circular stamp. The signature is cursive and appears to be 'A. M. J.'. The stamp contains the text 'A. M. J.' and '25/02/2026'.  
**AUTHORISED OFFICER**  
**SAMMAAN CAPITAL LIMITED**

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

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

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**FLAT NO-401, AREA ADMEASURING ABOUT 25.00 SQ.MTR., 4<sup>TH</sup> FLOOR,  
RATHI OSHO DHARA PARK, BUILDING NO-14, SURVEY NO-102/2, 120/4/1,  
120/4/2(P), 121/3/1, 121/3/2, VILLAGE ASAN GAON, TAL. SHAHAPUR,  
THANE, MAHARASTRA-421601.**

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**Yours truly,**

**AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED**

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

