

THROUGH COURIER/E-MAIL

Ref. No.: 20375/ HHLVSH00407644

October 31, 2025

To,

1. **SWAPNIL SURYAKANT SHELAR**  
FLAT NO. A5, 622, ARIHANT VATIKA REALTY PVT. LTD.  
JOUVELI GAON, BADLAPUR EAST, THANE  
MAHARASHTRA-421503
  
2. **PRIYANKA PRAKASH NEVAREKAR**  
FLAT NO. A5, 622, ARIHANT VATIKA REALTY PVT. LTD.  
JOUVELI GAON, BADLAPUR EAST, THANE  
MAHARASHTRA-421503

E-MAIL ID : [swapnilshelar1432@gmail.com](mailto:swapnilshelar1432@gmail.com)

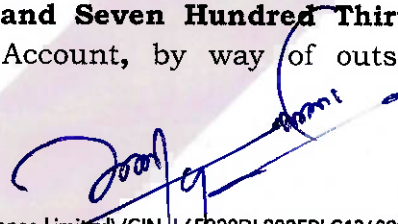
**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO  
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002  
IN RELATION TO THE PROPERTY BEING FLAT NO. 701, 7<sup>TH</sup> FLOOR,  
WING-C, PANVELKAR MONTANA CHSL, NEAR GURUKUL  
INTERNATIONAL SCHOOL, KATRAP, BADLAPUR EAST, THANE-421503,  
MAHARASHTRA ("Mortgaged Property more particularly described in  
Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLVSH00407644

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 **20.11.2025 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.49,65,731/- (Rupees Forty Nine Lakh Sixty Five Thousand Seven Hundred Thirty One only)** pending towards the captioned Loan Account, by way of outstanding



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principal, arrears (including accrued late charges) and interest till **31.10.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **01.11.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.16,00,000/- (Rupees Sixteen 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,**

**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. 701, 7<sup>TH</sup> FLOOR, WING-C, PANVELKAR MONTANA CHSL, NEAR  
GURUKUL INTERNATIONAL SCHOOL, KATRAP, BADLAPUR EAST, THANE-  
421503, MAHARASHTRA.**

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**Yours truly,**

  
**AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED**

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