

THROUGH COURIER/E-MAIL

Ref. No.: 19832/ H LAPVSH00338464

Date: February 03, 2026

To,

1. **RADHA VIVEK SHARMA
ALIAS RADHA SHARMA
(CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE VIVEK
MOOLCHAND SHARMA ALIAS VIVEK M SHARMA)
A-1, VASISTHA APARTMENT
RAMBAHU PATWARDHAN ROAD
RAM NAGAR, KALYAN WEST
KALYAN, THANE- 421301
MAHARASHTRA**

ALSO AT:

**RADHA VIVEK SHARMA
ALIAS RADHA SHARMA
(CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE VIVEK
MOOLCHAND SHARMA ALIAS VIVEK M SHARMA)
C/O PANDIT RAM KUMAR NANDARAM MITHAIWALA
SHOP NO. 16/17/18/19,
BORGONKAR WADI SHOPPING COMPLEX,
NEHRU CHOWK, KALYAN WEST
THANE-421301, MAHARASHTRA**

EMAIL ID: - 1976radhas@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 SHOP NOS.
110,111,112,113 AND 114, 1ST FLOOR, OM SUPREME BUILDING, C.T.S
NOS. 3361, 3362 AND 3362 (OLD S. NO. 270/3), PLOT NO. 4,6,7,8 AND
9, OPP. H. P. PETROL PUMP, RAMWADI, BALI BAZAR, NEAR D MART,
KALYAN, THANE -421301, MAHARASHTRA ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. H LAPVSH00338464

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



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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 **23.02.2026** 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.9,71,00,264/- (Rupees Nine Crore Seventy One Lakh Two Hundred Sixty Four 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.4,40,00,000/- (Rupees Four Crore Forty 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.)

SCHEDULE A
(Description of the Immovable Property)

ALL THAT PIECE AND PARCEL OF THE PROPERTY BEING SHOP NOS. 110,111,112,113 AND 114, ADMEASURING AREA ABOUT 3725 SQ. FEET CARPET AREA ON 1ST FLOOR, IN THE BUILDING KNOWN AS "OM SUPREME", SITUATED AT C.T.S NOS. 3361, 3362 AND 3362 (OLD S. NO. 270/3), PLOT NO. 4,6,7,8 AND 9, OPP. H. P. PETROL PUMP, RAMWADI, BALI BAZAR, NEAR D MART, KALYAN, THANE -421301, MAHARASHTRA.

LAND IS BOUNDED BY

EAST : PLOT NO. 2

WEST : DR. DEEPAK SHETTY MARG

NORTH : RAMBHAU PATWARDHAN ROAD

SOUTH : PLOT NO. 5, RAJKUMAR MANSION BUILDING

Yours truly



**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)