

THROUGH COURIER/E-MAIL

Ref. No.: 14215/ HHLVAI00405899

September 30, 2024

To,

1. RAVINDRA CHOUDHARY
ALIAS RAVINDRA GAJRAJ CHOUDHARY
FLAT #406, FOURTH FLOOR, 'MANAV APARTMENT'
SURVEY #11, 26/PAIKI 3
COMPUTERIZED SURVEY NO. 11
26/ PAIKI 3/ PLOT NO. 39, PLOT NO. 40
RAMZANWADI, NEAR HARIA HOSPITAL, CHHARWADA
NEAR SAI LEELA RESIDENCY, VAPI
VALSAD- 396191, GUJARAT
2. RENU RAVINDRA CHOUDHARY
FLAT #406, FOURTH FLOOR, 'MANAV APARTMENT'
SURVEY #11, 26/PAIKI 3
COMPUTERIZED SURVEY NO. 11
26/ PAIKI 3/ PLOT NO. 39, PLOT NO. 40
RAMZANWADI, NEAR HARIA HOSPITAL, CHHARWADA
NEAR SAI LEELA RESIDENCY, VAPI
VALSAD- 396191, GUJARAT

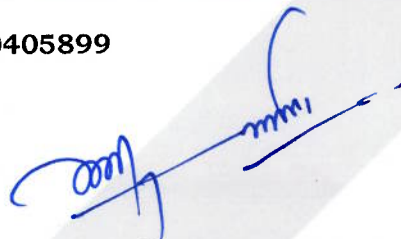
E-MAIL ID: ravindraravi804@gmail.com

**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. 406, MANAV
APARTMENT, RAMZANWADI, NEAR SAI LEELA RESIDENCY,
CHHARWADA, VAPI- 396191, GUJARAT ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLVAI00405899

Dear Ma'am/ Sir,

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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 **21.10.2024**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.19,24,521/- (Rupees Nineteen Lakh Twenty Four Thousand Five Hundred Twenty One only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.09.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **01.10.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.7,00,000/- (Rupees Seven 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 FLAT NO. 406 ADMEASURING ABOUT 950.00 SQ.FTS. EQUIVALENT TO 88.28 SQ.MTRS. SUPER BUILT UP AREA, SITUATED ON THE FOURTH FLOOR OF THE BUILDING KNOWN AS "MANAV APARTMENT" CONSTRUCTED ON THE N.A. LAND BEARING SURVEY NO. 11+26/ PAIKEE 3 PLOT NO.39 PAIKEE ADMEASURING ABOUT 361.00 SQ.MTS. AND SURVEY NO. 11+26/PAIKEE 3 PAIKEE PLOT NO.40 ADMEASURING ABOUT 239.00 SQ.MTS. TOTALLY ADMEASURING ABOUT 600.00 SQ.MTS., SITUATED AT RAMZANWADI, CHHARWADA, TAL: PARDI, DISTRICT VALSAD- 396191, GUJARAT WITH ALL EASEMENT RIGHTS AND APPURTENANCES THERETO.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Om', is written over the typed name. To the right of the signature, there is a handwritten date '17/5/20' and some other illegible markings.

**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)