

THROUGH COURIER/E-MAIL

Ref. No.: 19354/HHLRHN00280798

October 15, 2024

To,

1. **RAJESH KUMAR SAH
D-30, THIRD FLOOR, BLOCK -D
SHAHEEN BAGH, ABUL FAZAL,
ENCLAVE-II, SAHINBAGH, SOUTH DELHI,
JAMIA NAGAR, NEW DELHI-110025**

ALSO AT:**RAJESH KUMAR SAH
TECH STEEL DESIGN SERVICES PVT. LTD.
F-7, 1ST FLOOR, SECTOR 3,
NOIDA-201301, UTTAR PRADESH**

2. **SMITA KUMARI
D-30, THIRD FLOOR,
SHAHEEN BAGH, ABUL FAZAL,
ENCLAVE-II, SOUTH DELHI,
NEW DELHI-110025**

EMAIL ID: rkumar@ids_inc.het

**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 BEING MIG. FLAT NO. UGF 2, UPPER
GROUND FLOOR, FRONT RHS, (S/G+UG+2 STRUCTURE), PLOT NO. F-
35, KHASRA NO. 1218, SLF VED VIHAR, LONI, GHAZIABAD, UTTAR
PRADESH-201101 ("Mortgaged Property more particularly described in
Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLRHN00280798

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 **05.11.2024**, strictly on “**as is where is**”, “**as is what is**” and “**whatever there is**” basis, for recovery of **Rs.27,43,896/- (Rupees Twenty Seven Lakh Forty Three Thousand Eight Hundred Ninety Six only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.10.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.10.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.13,00,000/- (Rupees Thirteen 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 horizontal line. The signature is stylized and appears to be 'S. Manoj'.

AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

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

MIG FLAT NO. UGF-2, ON UPPER GROUND FLOOR, MIG, HAVING COVERED AREA 500 SQ. FEET, EQUIVALENT TO 46.45 SQ. MTRS., FRONT RHFS, WITHOUT ROOF RIGHT, SITUATED ON RESIDENTIAL PLOT NO. F-35, KHASRA NO. 1218, (4 STORIED BUILDING), S.L.F VED VIHAR, VILLAGE LONI, GHAZIABAD, UTTAR PRADESH-201101. THE SAME IS BOUNDED AS UNDER:

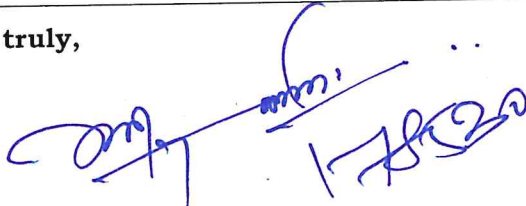
EAST : 9 MTRS., WIDE ROAD

WEST : COMMON PASSAGES AND FLAT NO. U.G.F 03, L.I.G

NORTH : PLOT NO. F 34

SOUTH : FLAT NO. U.G.F -01 (L.I.G).

Yours truly,

A handwritten signature in blue ink, appearing to be 'Anil Kumar', is written over a horizontal line. The signature is stylized and includes a date '17/8/20' written below it.

AUTHORISED OFFICER

SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)
