

**THROUGH COURIER/SPEED-POST/E-MAIL**

Ref. No.: 15302/HLAPAJM00278303

15331/HHEAJM00339778

July 26, 2024

To,

1. DEVENDRA TOLANI  
PROPRIETOR  
PAPPU CYCLE CO.  
COLLEGE ROAD, BEAWAR  
AJMER - 305901, RAJASTHAN

**ALSO AT:-**

DEVENDRA TOLANI  
HOUSE NO. 29, GALI NO. 3, PRATAP NAGAR  
BEAWAR, AJMER - 305901, RAJASTHAN

2. HARSHA TOLANI  
ALIAS HARASA DEVI  
C/O. PAPPU CYCLE STORE  
6/29, PRATAP NAGAR, COLLEGE ROAD  
BEAWAR, AJMER - 305901, RAJASTHAN

**ALSO AT:-**

HARSHA TOLANI  
ALIAS HARASA DEVI  
95, PRATAP NAGAR, GALI NO. 3, WARD NO. 29  
BEAWAR, AJMER - 305901, RAJASTHAN

3. SARWAN KUMAR TOLANI  
ALIAS SHRWAN KUMAR  
36, GALI NO. 02, SANJAY NAGAR  
WARD NO. 31, BEAWAR, AJMER - 305901  
RAJASTHAN

**ALSO AT:-**

SARWAN KUMAR TOLANI  
ALIAS SHRWAN KUMAR  
C/O. S.KUMAR & BROTHERS  
NEAR DUDH DAIRY, SECTOR 2  
SAKET NAGAR HOUSING BOARD  
BEAWAR, AJMER - 305901  
RAJASTHAN

4. JAYENDRA KUMAR TOLANI  
36/647, FATEHPURIYA DOYAM  
SANJAY NAGAR, AJMER - 305901  
RAJASTHAN

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**ALSO AT:-**

**JAYENDRA KUMAR TOLANI  
PROPRIETOR  
S.KUMAR CYCLES  
JAMALPURA ROAD, BEHIND SHIV MANDIR  
BEAWAR, AJMER - 305901, RAJASTHAN**

**5. MEENA**

**ALIAS MEENA TOLANI  
36/647, FATEHPURIYA DOYAM  
SANJAY NAGAR, AJMER - 305901  
RAJASTHAN**

**ALSO AT:-**

**MEENA  
ALIAS MEENA TOLANI  
PROPRIETOR  
S.KUMAR CYCLE STORE  
HOUSE NO. 29, GALI NO. 3, PRATAP NAGAR  
BEAWAR, AJMER - 305901, RAJASTHAN**

**EMAIL ID: - [devendra.tolani@gmail.com](mailto:devendra.tolani@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 COMPRISING OF BASEMENT, NORTH  
EAST SIDE OF REMAINING PART OF GROUND FLOOR OF PLOT NO. 44,  
ALONGWITH FIRST AND SECOND FLOOR CONSTRUCTED UPON THE  
SAME PLOT, GALI NO. 2, H. NO. 22, LABOUR COLONY, TATGARH ROAD,  
BEAWAR, AJMER - 305901, RAJASTHAN, ALONG WITH ANY  
CONSTRUCTION THEREON ("Mortgaged Property more particularly  
described in Schedule 'A' attached herewith").**

**Re.: Loan Account No. HLAJAJM00278303 and HHEAJM00339778**

**Dear Ma'am/ Sir,**

At the very outset, it is stated that your Loan Account No. **HHEAJM00339778** with **Sammaan Capital Limited ("SCL")** [formerly known as Indiabulls Housing Finance Ltd. ("**IHFL**")], originator of financial facility, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) has been assigned to **Indiabulls Asset Reconstruction Company Limited ("IARCL")**, acting as a Trustee of **Indiabulls ARC- XXXI Trust**, vide Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **P004XXXI**. Thereby, IARCL has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property, and has also become the Secured Creditor for the said assigned Loan Account. However, SCL continues to remain the Secured Creditor with respect to Loan Account No. **HLAJAJM00278303**. Both IARCL and SCL are jointly and severally referred to as the "**Secured Creditor**".

The Authorised Officer of SCL hereby informs you that the proceedings under

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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 of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" **basis**, for recovery of the following outstanding amounts due to SCL and IARCL.

**DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 25.07.2024
1	HLAPAJM00278303	2,42,49,668/- (Rupees Two Crore Forty Two Lakh Forty Nine Thousand Six Hundred Sixty Eight only)

**DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 25.07.2024
1	P004XXXI (Old Loan Account No. HHEAJM00339778)	81,27,841/- (Rupees Eighty One Lakh Twenty Seven Thousand Eight Hundred Forty One only)

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.07.2024**, along with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **26.07.2024**, along with legal expenses and other charges, which are also due and payable to the Secured Creditor. The Minimum Sale Price for the Mortgaged Property will be **Rs.1,45,00,000/- (Rupees One Crore Forty Five 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)**

**RESIDENTIAL PROPERTY COMPRISING OF BASEMENT, NORTH EAST SIDE OF REMAINING PART OF GROUND FLOOR HAVING AREA OF 1807.5 SQUARE FEET (MEASURING EAST TO WEST: TOWARDS NORTH 31 FEET, TOWARDS SOUTH 22 FEET 3 INCHES AND MEASURING NORTH TO SOUTH: TOWARDS EAST 60 FEET, TOWARDS WEST 53 FEET 10 INCHES ON ROAD AND FIRST AND SECOND FLOOR HAVING AREA OF 207 SQUARE YARDS (MEASURING EAST TO WEST: TOWARDS NORTH 31 FEET, TOWARDS SOUTH 32 FEET 3 INCHES AND MEASURING NORTH TO SOUTH 60 FEET CONSTRUCTED UPON PLOT NO. 44, HOUSE NO. 22, GALI NO. 2 SITUATED IN LABOUR COLONY, TODGARH (TATGARH) ROAD, BEAWAR, AJMER - 305901, RAJASTHAN, ALONG WITH ANY CONSTRUCTION THEREON, AND WHICH IS BOUNDED AS FOLLOWS:-**

**EAST : HOUSE OF NARAYAN GEHLOT**

**WEST : TODGARH ROAD**

**NORTH : 20 FEET WIDE ROAD**

**SOUTH : SHOP OF MANJULATA TANWAR (GROUND FLOOR) AND 6 FEET WIDE SERVICE LANE (FIRST AND SECOND FLOOR)**

Yours truly,



**AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED**

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