

THROUGH COURIER/E-MAIL/SPEED-POST

Ref. No.: 16493/ HHLJPU00287494
16459/ HHLJPU00411495

October 29, 2025

To,

1. **RAJA RAM SHARMA
FLAT NO. S-1, II FLOOR
RADHA NIKUNJ, PLOT NO. 62
ISKON ROAD, MANSAROVAR
JAIPUR-302020
RAJASTHAN**

ALSO AT:

**RAJA RAM SHARMA
PROPRIETOR
JSK PRINTERS
203, FIRST FLOOR
KARIM MANZIL, M.I ROAD
JAIPUR - 302001
RAJASTHAN**

2. **RAJNI SHARMA
FLAT NO. S-1, II FLOOR
RADHA NIKUNJ, PLOT NO. 62
ISKON ROAD, MANSAROVAR
JAIPUR-302020
RAJASTHAN**

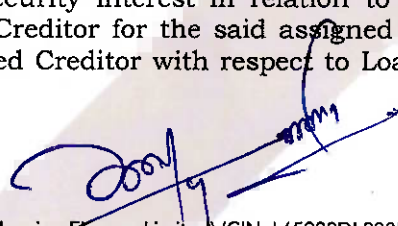
EMAIL ID: - jskprinters@yahoo.com

**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. S-1, SECOND FLOOR IN PLOT
NO. 62, RADHA NIKUNJ-I, VILLAGE-BALRAMPURA URF KHEJADON KA BAS,
SANGANER, JAIPUR-302029, RAJASTHAN ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLJPU00287494 and HHLJPU00411495

Dear Ma'am/ Sir,

At the very outset, it is stated that your Loan Account No. **HHLJPU00411495** 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. **JO10XXXI**. 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(s) 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.



46559

Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) (CIN: L65922DL2005PLC136029)

Corp. Off. 1st Floor, Tower 3A, DLF Corporate Greens, Sector-74A, Gurgaon, Narsinghpur, Haryana - 122 004, India. T. +91 1246048213 F. +91 1246048214

Reg. Off. A-34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi - 110 024, India. T. +91 1148147506 F. +91 1148147501

Email. homeloans@sammaancapital.com Web. www.sammaancapital.com

HHLJPU00287494. Both IARCL and SCL are jointly and severally referred to as the **"Secured Creditor"**. IARCL has given its consent to SCL to issue this Notice of Sale under Rule 8(6) read with Rule 9(1) and Proviso Thereto of the SIE Rules

The Authorised Officer of SCL 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 **18.11.2025** from **12:30 p.m. to 5:30 p.m.** at our branch office at **1st Floor, bearing No. 2 & 3, C-1 Block, Vaibhav Cine Multiplex, Vaishali Nagar, Jaipur- 302021, Rajasthan**, 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 13.10.2025
1.	HHLJPU00287494	24,53,406/- (Rupees Twenty Four Lakh Fifty Three Thousand Four Hundred Six only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 14.10.2025
1.	J010XXXI (Old Loan Account No. HHLJPU00411495)	7,10,905/- (Rupees Seven Lakh Ten Thousand Nine Hundred Five only)

In addition to the above-mentioned amounts, future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **14.10.2025** for Loan Account No. HHLJPU00287494; and w.e.f. **15.10.2025** for Loan Account No. J010XXXI (Old Loan Account No. HHLJPU00411495), along with legal expenses and other charges are also due and payable to the Secured Creditor from the Borrowers/Co-Borrowers.

The Minimum Sale Price for the Mortgaged Property will be **Rs.18,81,000/- (Rupees Eighteen Lakh Eighty One Thousand 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,

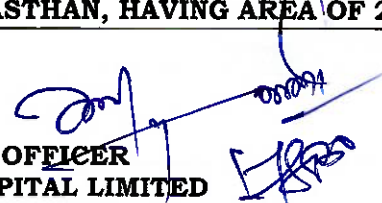
**AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED**

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

SCHEDULE A
(Description of the Immovable Property)

FLAT NO. S-1, SECOND FLOOR, HAVING SUPER BUILT-UP AREA OF 1000 SQ FT., TOGETHER WITH ROOF RIGHTS IN WESTERN DIRECTION IN RADHA NIKUNJ-I (A SCHEME OF NIJI KHATEDAR), TOGETHER WITH UNDIVIDED PROPORTIONATE RIGHTS LIKE COMMON AREAS AND CAR PARKING, ETC. IN THE PLOT NO. 62, VILLAGE BALRAMPURA URF KHEJADON KA BAS, TEHSIL SANGANER, JAIPUR-302029, RAJASTHAN, HAVING AREA OF 200 SQ. YDS.

Yours truly,


AUTHORISED OFFICER
SAMMAAN CAPITAL LIMITED

(Formerly known as INDIABULLS HOUSING FINANCE LTD.)