

APPENDIX IV-A
Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited ("SCL")** [formerly known as Indiabulls Housing Finance Ltd. ("IHFL")] [CIN: **L65922DL2005PLC136029**] and **Indiabulls Asset Reconstruction Company Limited** [CIN: **U67110MH2006PLC305312**] acting as a Trustee of **Indiabulls ARC-XXXI Trust** (both SCL and IARCL) are jointly and severally referred to as ("Secured Creditor"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **30.03.2026** from **5.00 P.M. to 06.00 P.M.**, for recovery of the following 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 18.02.2026
1.	HHLBAD00385517	42,86,433/- (Rupees Forty Two Lakh Eighty Six Thousand Four Hundred Thirty Three only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 18.02.2026
1.	S016XXXI (Old Loan Account No. HHEBAD00398084)	5,61,842/- (Rupees Five Lakh Sixty One Thousand Eight Hundred Forty Two only)

The Loan Account No. **HHEBAD00398084**, along with all right(s), title(s), interest(s),

underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, has been assigned by Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Ltd. ("IHFL")] to and in favour of Indiabulls Asset Reconstruction Company Limited ("IARCL") *vide* Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **S016XXXI**. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Account. IARCL has given its consent to SCL to issue this Notice of Sale.

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 **18.02.2026** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **19.02.2026** along with legal expenses and other charges due and payable to the Secured Creditor from **SANIL BHIKAJI WAINGANKAR** and **MEENAKSHI GANGADHAR SRIKONDA**.

The Reserve Price for the Immovable Property will be **Rs.21,02,000/- (Rupees Twenty One Lakh Two Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs.2,10,200/- (Rupees Two Lakh Ten Thousand Two Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 701 ON 7TH FLOOR, HAVING CARPET AREA 27.78 SQUARE METERS, WING-R2, OF THE BUILDING KNOWN AS "PANVELKAR ESTATE STANFORD PHASE 1", SITUATED IN VILLAGE-MANKIVALI, NEAR FIRE BIRGADE OFFICE, KULGAON, TALUKA AMBERNATH, BADLAPUR EAST, THANE-421503, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.indiabullsarc.com/>; Contact No: 93719 33015; E-mail id: Deepak.dawari@indiabulls.com

For bidding, log on to www.auctionfocus.in

s/d

Date: 19.02.2026

Authorised Officer

Place: Thane

Indiabulls Asset Reconstruction Company Limited Trust XXXI
