

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) and Rule 9(1) 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 **30.05.2026** from **5.00 P.M. to 6.00 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 08.04.2026
1.	HHLSUR00287051	Rs.37,25,165/- (Rupees Thirty Seven Lakh Twenty Five Thousand One Hundred Sixty Five only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 08.04.2026
1.	S012XXX1 (Old Loan Account No. HHLSUA00412288)	4,34,597/- (Rupees Four Lakh Thirty Four Thousand Five Hundred Ninety Seven only)

The Loan Account No. **HHLSUA00412288**, 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. **S012XXX1**. 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 **08.04.2026** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **09.04.2026** along with legal expenses and other charges are also due and payable to the Secured Creditor from **SANDEEPBHAI G. KHUNT @ KHUNT SANDEEP @ SANDEEPBHAI GORDHANBHAI KHUNT and JAYABEN GORDHANBHAI KHUNT @ KHUNT JAYABEN GORDHANBHAI**.

The Reserve Price for the Immovable Property will be **Rs.8,30,000/- (Rupees Eight Lakh Thirty Thousand only)** and the Earnest Money Deposit (“**EMD**”) will be **Rs.83,000/- (Rupees Eighty Three Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY SITUATED AT REGISTRATION DISTRICT SURAT AND SUB DISTRICT TALUKA KAMREJ, MOUJE GAM KATHOR, REVENUE SURVEY NO 681, WHICH IS REGISTERED AS BLOCK NO. 584/B, OVER NON AGRICULTURAL LAND, TOTAL AREA ADMEASURING 24,266 SQ. MTS. OF NON AGRICULTURAL LAND, PAIKI SUB PLOT NO. 1 ADMEASURING 5,694 SQ. MTS. PAIKI 114.37 SQ.MTS. OF LAND AFTER DEDUCTION OF LAND IN ROAD ALIGNMENT, LEFT OVER LAND ADMEASURING 5579.63 SQ.MTS. OF NON-AGRICULTURAL LAND OF PLOTS PAIKI A- TYPE (AS PER KJP PLOT NO.548/B/164/A/TYPE) OF PLOT ADMEASURING

570.91 SQ.MTS. NON- AGRICULTURAL LAND AND SCHEME DEVELOPED THEREON AND KNOWN AS "SAHAKAR AVENUE", BUILDING NO. A/2, LOW RISE BUILDING ON THIRD FLOOR FOR RESIDENTIAL PURPOSE FLATS, PAIKI FLAT NO. 303, HAVING BUILT UP AREA ADMEASURING 670 SQ.FEET EQUIVALENT TO 62.11 SQ.MTS. (AS PER SUPER BUILTUP AREA 1070 SQ.FEET), ALONG WITH PROPORTIONATE UNDIVIDED SHARE OF LAND WHICH IS INCLUSIVE OF OTHER RIGHTS.

BOUNDARIES:

NORTH BY : ADJOINING SAHAKAR BUNGALOWS SOCIETY

SOUTH BY : INTERNAL ROAD OF ADJOINING SOCIETY

EAST BY : ADJOINING COP.

WEST BY : ADJOINING BUILDING NO. B

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. 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: 05.05.2026

Place: SURAT

**AUTHORISED OFFICER
INDIABULLS ARC TRUST XXXI**
