

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 Properties 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 **24.09.2026** from **05.00 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 03.08.2026
1.	HLAPVSH00346816	8,99,83,187/- (Rupees Eight Crore Ninety Nine Lakh Eighty Three Thousand One Hundred Eighty Seven only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 03.08.2026
1.	Z001XXXI (Old Loan Account No. HLAPVSH00499389)	93,14,807/- (Rupees Ninety Three Lakh Fourteen Thousand Eight Hundred Seven only)

The Loan Account No. **HLAPVSH00499389**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Properties, 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. **Z001XXXI**. 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 **03.08.2026** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **04.08.2026** along with legal expenses and other charges, due to the Secured Creditor from **BHAVESH DAMODAR BHADRA (PROPRIETOR, ZINAL CORPORATION)** and **HEENA BHAVESH BHADRA**.

The Reserve Price and Earnest Money Deposit (“**EMD**”) i.e., 10% of the Reserve Price for the auction of the Immovable Properties in question is as indicated below against each Property:-

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE (IN RUPEES)	EMD AMOUNT
1.	RESIDENTIAL FLAT NO. 1304.	Rs.2,52,46,200/- (Rupees Two Crore Fifty Two Lakh Forty Six Thousand Two Hundred only)	Rs.25,24,620/- (Rupees Twenty Five Lakh Twenty Four Thousand Six Hundred Twenty only)
2.	RESIDENTIAL FLAT NO. 1404	Rs.1,97,53,800/- (Rupees One Crore Ninety Seven Lakh Fifty Three Thousand Eight Hundred only)	Rs.19,75,380/- (Rupees Nineteen Lakh Seventy Five Thousand Three Hundred Eighty only)

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY NO. 1

RESIDENTIAL FLAT BEARING NUMBER 1304, ADMEASURING ABOUT 1310 SQUARE FEET BUILT UP AREA (I.E 121.75 SQUARE METERS BUILT UP) AREA ON 13TH FLOOR IN THE BUILDING NUMBER C-1, KNOWN AS KANCHANJANGA LOK EVEREST (B-1,C-1, C-2, B-2) COOPERATIVE HOUSING SOCIETY LIMITED, SITUATED AT A.C.C ROAD, MULUND (WEST), MUMBAI-400080, MAHARASHTRA, BEARING C.T.S NUMBER 661, VILLAGE- MULUD (WEST), TALUKA KURLA, DISTRICT MUMBAI SUB URBAN, REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN DISTRICT, MUMBAI-400080, MAHARASHTRA, WITHIN LIMITS OF "T" WARD.

PROPERTY NO. 2

RESIDENTIAL FLAT BEARING NUMBER 1404, ADMEASURING ABOUT 1025 SQUARE FEET BUILT UP AREA (I.E 95.26 SQUARE METERS BUILT UP) AREA ON 14TH FLOOR IN THE BUILDING NUMBER C-1, KNOWN AS KANCHANJANGA LOK EVEREST (B-1, C-1, C-2, B-2) COOPERATIVE HOUSING SOCIETY LIMITED, SITUATED AT A.C.C ROAD, MULUND (WEST), MUMBAI-400080, MAHARASHTRA, BEARING C.T.S NUMBER 661, VILLAGE- MULUD (WEST), TALUKA KURLA, DISTRICT MUMBAI SUBURBAN, REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN DISTRICT, MUMBAI-400080, MAHARASHTRA, WITHIN LIMITS OF "T" WARD.

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: 9619678444; E-mail id: amit.t36@indiabulls.com

For bidding, log on to www.auctionfocus.in

s/d

Date: 27.08.2026

Place: MUMBAI

**AUTHORISED OFFICER
INDIABULLS ARC TRUST XXXI**
