

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 Creditors, will be sold on “as is where is”, “as is what is” and “whatever there is” basis on **30.09.2025** 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 09.09.2025
1.	HHLSUR00298494	Rs.29,84,671/- (Rupees Twenty Nine Lakh Eighty Four Thousand Six Hundred Seventy One only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 09.09.2025
1.	D010XXXI (Old Loan Account No. HHLSUA00399348)	Rs.5,25,105/- (Rupees Five Lakh Twenty Five Thousand One Hundred Five only)

The Loan Account No. **HHLSUA00399348**, 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. **D010XXX1**. 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 **09.09.2025** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **10.09.2025** along with legal expenses and other charges are also due and payable to the Secured Creditor from **DINESHBHAI V. PATEL** and **SUNITABEN DINESHBHAI LAKHANI**

The Reserve Price for the Immovable Property will be **Rs.12,82,000/- (Rupees Twelve Lakh Eighty Two Thousand only)** and the Earnest Money Deposit (“**EMD**”) will be **Rs.1,28,200/- (Rupees One Lakh Twenty Eight Thousand Two Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY BEARING FLAT NO. 304 ON THE 3RD FLOOR ADMEASURING 1130 SQ. FTS. I.E. 105 SQ.MTS. SUPER BUILT UP AREA, & 678 SQ. FTS. I.E. 63.01 SQ. MTS. BUILT UP AREA, ALONGWITH UNDIVIDED SHARE IN THE LAND OF “SAURASHTRA GREENCITY OF BUILDING NO. E, AS PER SITE BUILDING NO. A/18 & A/19 PAIKI BUILDING NO. A/18”. SITUATE AT BLOCK NO. 119/A & 120 TOTALLY ADMEASURING 3564 SQ.MTS., OF MOJE VILLAGE UMRA, TAL. OLPAD, DIST: SURAT, GUJARAT – 394130.

BOUNDARIES:

ON THE NORTH : BLOCK NO. 119/B

ON THE SOUTH : ROAD

ON THE EAST : BLOCK NO. 121

ON THE WEST : BLOCK NO. 111

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: **9371933015**; E-mail id: deepak.dawari@indiabulls.com

For bidding, log on to www.auctionfocus.in

s/d

Date: 09.09.2025

Place: SURAT

**AUTHORISED OFFICER
INDIABULLS ARC TRUST XXXI**
