

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 **29.12.2025** 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 06.11.2025
1.	HHLPU00259772	1,50,91,240/- (Rupees One Crore Fifty Lakh Ninety One Thousand Two Hundred Forty only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 06.11.2025
1.	S004XXXI-01 (Old Loan Account No.	2,02,40,049/- (Rupees Two Crore Two Lakh Forty Thousand Forty Nine only)

	HHEPUC00261641)	
2.	S004XXXI-02 (Old Loan Account No. HHEPUC00496661)	37,66,041/- (Rupees Thirty Seven Lakh Sixty Six Thousand Forty One only)
	TOTAL	2,40,06,090/- (Rupees Two Crore Forty Lakh Six Thousand Ninety only)

The Loan Account Nos. **HHEPUC00261641** and **HHEPUC00496661**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, have 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 have been renumbered by IARCL and bears new Loan Account Nos. **S004XXXI-01** and **S004XXXI-02** respectively. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Accounts. 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 **06.11.2025** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **07.11.2025** along with legal expenses and other charges due and payable to the Secured Creditor from **SAGAR SURESH MAHULKAR, SURESH SHANKARRAO MAHULKAR** and **MADHURI SURESH MAHULKAR**.

The Reserve Price for the Immovable Property will be **Rs.1,99,00,000/- (Rupees One Crore Ninety Nine Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.19,90,000/- (Rupees Nineteen Lakh Ninety Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT BEARING NUMBER 304, ADMEASURING 228.90 SQUARE METERS EQUIVALENT TO 2463 SQUARE FEET CARPET AREA, INCLUSIVE OF THE AREAS OF BALCONIES AND ALSO INCLUSIVE OF CARPET AREA (WHICH IS 28.62

SQUARE METER) OF THE OPEN TERRACE ON THE THIRD FLOOR, OF BUILDING “PMC NO-B (CLARINET)”, OF THE HOUSING COMPLEX KNOWN AS “NYATI WINDCHIMES”, ALONG WITH EXCLUSIVE RIGHT TO USE COVERED/OPEN CAR PARKING SPACE BEARING NUMBER CP-70, CONSTRUCTED ON CONTIGUOUS BLOCK ADMEASURING 14100 SQUARE METERS, FORMED OF PORTIONS OF LAND ADMEASURING 4300 SQUARE METERS AND 9800 SQUARE METERS, OUT OF LANDS ADMEASURING HECTARES 00-58 ARES AND HECTARES 01-26 ARES, BEARING HISSA NUMBERS 5B AND 6 RESPECTIVELY OF LAND BEARING SURVEY NUMBER 22, SITUATED AT VILLAGE UNDRI, WITHIN THE REGISTRATION SUB-DISTRICT OF TALUKA HAVELI, DISTRICT PUNE AND WITHIN THE LIMITS OF GRAM PANCHAYAT UNDRI, PUNE-411028, 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

Date: 03.12.2025

Place: PUNE

s/d

**Authorised Officer
Indiabulls ARC Trust XXXI**