THROUGH COURIER/E-MAIL

Ref. No.: 31516/ HHLAHE00448309 **November 19, 2026**

To,

1. **ANILKUMAR BABULAL RUNTHALA**
   DIRECTOR
   BRR UDHYOG PRIVATE LIMITED
   308,3RD FLOOR
   SUKUN BUSINESS CENTRE NR FAIRDEAL HOUSE
   OPP JAIN DAIRY OFF,C.G ROAD, NAVRANGPURA
   AHMEDABAD – 380009
   GUJARAT

   ALSO AT
   ANILKUMAR BABULAL RUNTHALA
   UNIT NO.1,JIVAN PRAKASH SOC.,
   FP NO.148,108,109,TPS NO.19,SP NO.60,SHEKHPUR,KHANPUR,
   NR. ST. XAVIERS ROAD, NAVRANGPURA
   AHMEDABAD- 380009
   GUJARAT

2. **BRR UDHYOG PRIVATE LIMITED**
   308,3RD FLOOR
   SUKUN BUSINESS CENTRE NR FAIRDEAL HOUSE
   OPP JAIN DAIRY OPP SWATICK CROSS ROAD, NAVRANGPURA
   AHMEDABAD – 380009
   GUJARAT

   ALSO AT:
   BRR UDHYOG PRIVATE LIMITED
   UNIT NO.1,JIVAN PRAKASH SOC.,
   FP NO.148,108,109,TPS NO.19,SP NO.60,SHEKHPUR,KHANPUR,
   NR. ST. XAVIERS ROAD, NAVRANGPURA
   AHMEDABAD- 380009
   GUJARAT

3. **HARSHA SHARMA**
   ALIAS HARSHA ANILKUMAR RUNTHALA
   UNIT NO.1,JIVAN PRAKASH SOC.,
   FP NO.148,108,109,TPS NO.19,SP NO.60,SHEKHPUR,KHANPUR,



NR. ST. XAVIERS ROAD, NAVRANGPURA
AHMEDABAD- 380009
GUJARAT

ALSO AT:
HARSHA SHARMA
ALIAS HARSHA ANILKUMAR RUNTHALA
10 ARPITA APARTMENT OPP. DARPAN SOCIETY
ST. XAVIERS SCHOOL ROAD
AHMEDABAD-380009 GUJARAT

EMAIL ID: anilkumarrunthala@gmail.com

SUB.: SALE NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY BEARING PLOT NO. 60 AS PER SOCIETY PLAN BUNGLOW / UNIT NO.1, ADMEASURING ABOUT 552 SQ. YARDS I.E 461.54 SQ. MTRS., AND CONSTRUCTION THEREON 172 SQ. MTRS., SITUATED AT JIVAN PRAKASH SOC. LTD., LAND BEARING REVENUE SY. NO. 149, 150, 151, TPS NO. 19 (OLD FP NO.108, 109, 124, 148), FP NO. 209 OF MOUJE VILLAGE SHEKHPUR, KHANPUR, TALUKA SABARMATI, DISTRICT AHMEDABAD-3, MEMNAGAR, AHMEDABAD- 380009, GUJARAT ("*Mortgaged Property more particularly described in Schedule 'A' attached herewith*").

Re.: Loan Account No. HHLAHE00448309 with Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)

Dear Ma'am/ Sir,

The Authorised Officer of **India SME Asset Reconstruction Company Limited** ("***ISARCL***") acting as a **Trustee of ISARC-2025-2026-5 Trust** *vide* Assignment Agreement dated **26.12.2025** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '***Schedule A***' attached herewith), the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **24.12.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **101, First Floor, Kahna Capital, Express Hotel, Alkapuri Road, Vadodara- 390007, Gujarat,** strictly on **"as is where is", "as is what is" and "whatever there is" basis,** for recovery of **Rs.5,04,16,731/- (Rupees Five Crore Four Lakh Sixteen Thousand Seven Hundred Thirty One only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.10.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.10.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.6,08,00,000/- (Rupees Six Crore Eight Lakh only).**

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,

AUTHORISED OFFICER
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
Trustee of ISARC-2025-2026-5 Trust

SCHEDULE A

(Description of the Immovable Property)

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES BUILDINGS ON THE PROPERTY BEARING PLOT NO. 60 AS PER SOCIETY PLAN BUNGLOW / UNIT NO.1, ADMEASURING ABOUT 552 SQ. YARDS I.E. 461.54 SQ. MTRS., AND CONSTRUCTION THEREON 172 SQ. MTRS., SITUATED AT JIVAN PRAKASH SOC. LTD., LAND BEARING REVENUE SY. NO. 149, 150, 151, TPS NO. 19 (OLD FP NO.108, 109, 124, 148), FP NO. 209, OF MOUJE VILLAGE SHEKHPUR, KHANPUR, TALUKA SABARMATI, DISTRICT AHMEDABAD -3, MEMNAGAR, AHMEDABAD- 380009, GUJARAT, OWNED BY HARSHA ANILKUMAR RUNTHALA, BUTTED AND BOUNDED BY:

NORTH: MAIN ROAD

EAST : SOCIETY ROAD

WEST HATKESH SOCIETY

SOUTH BUNGLOW NO. -2

Yours truly,

AUTHORISED OFFICER

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED

Trustee of ISARC-2025-2026-5 Trust