

# AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

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## APPENDIX- IV-A (See proviso to rule 8 (6)) Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/ 203, DBR No. BP, BC, 45/21.04, 04/8/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at: Authum Investment & Infrastructure Limited, Plot No. 87, Sawarkar Nagar, Near NIT Garden, Chhatrapati Sq. Nagpur 440015, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: [www.bankauctions.com](http://www.bankauctions.com).

Borrower(s)/ Co-borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession		Reserve Price / Earnest Money Deposit
		Total Outstanding		
Loan A/c No. RHHLNAG0000044397 & RHHHTNAG0000044763 Branch: NAGPUR Shahneen Ashtique Patel Ashtique Mustaqe Patel	6/23/2021 & Rs. 3962965/- (Rupees Thirty Nine Lakh Sixty Two Thousand Nine Hundreds Sixty Five Only) Bid Incremental : Rs. 25000/- : (Rupees Twenty- Five Thousand Only)	21/02/2025 Total Outstanding as on 20th May 25 Rs. 7544294/- (Rupees Seventy-Five Lakhs Forty- Four Thousand Two Hundred and Ninety-Four Only)	Rs. 3240000/- (Rupees Thirty Two Lakh Forty Thousand Only) Earnest Money Deposit (EMD) : Rs. 324000/- (Rupees Three Lakh Twenty Four Thousand Only)	

Description Of The Immovable Property/ Secured Asset : Duplex No 63 P No 63 P H No 15 Survey No 8b 8c 11 And 12 Gram Panchayat Bhilgaon Tah Kampee, Dist Nagpur, Maharashtra-440026

Date of Inspection :	EMD Last Date :	Date/Time of E-Auction :	
		10th Jun 2025 12:00 - 14:00	
05th Jun 2025 11:00-15:00	09th Jun 2025 till 05:00 PM		
Loan A/C No. RHLNAG000057063 & RHLNAG000057324 Branch: Nagpur Bhavesh Maganlal Abhani Girishkumar Maganlal Abhani Rupaben Bhaveshkumar Abhani Bhavesh Maganlal Abhani Vishal Traders Vishal Enterprises	31/02/2023 & 53210024 /- (Rupees Five Crore Thirty Two Lakh Ten Thousand Twenty Four Only) Bid Incremental : Rs. 100000/- (Rupees One Lakh Only)	11-02-25 Total Outstanding as on 20th May 25 Rs. 7865221/- (Rupees Seventy Eight Lakh Sixty-Five Two Hundred and Twenty-One Only)	Rs. 37800000/- (Rupees Three Crore Seventy Eight Lakhs Only) Earnest Money Deposit (EMD) Rs. 3780000/- (Rupees Thirty Seven Lakh Eighty Thousand Only)

Description Of The Immovable Property/ Secured Asset : Duplex F No D-301 3&4th Flr Nook 1 P No 115 CTS No 1084 Sheet No 5325 Chait No 4 W No 72 Corp Hno 124 Lendhra Ramdaspet Nagpur, Maharashtra-440010

Date of Inspection :	EMD Last Date :	Date/Time of E-Auction :
06th Jun 2025 11:00-15:00	09th Jun 2025 till 05:00 PM	10th Jun 2025 12:00 - 14:00
Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at NAGPUR or through RTGS/NEFT. The accounts details are as follows: a) Name of the account: - Authum Investment & Infrastructure Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd, c) Account No: 99999917071983, d) IFSC Code: HDFC000119.		

### TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email - [Support@bankauctions.com](mailto:Support@bankauctions.com), Mr. Bhavik Pandya Mob. 8866682937. Email: [Gujarat@ctindia.com](mailto:Gujarat@ctindia.com)
- For further details and queries, contact Authorised Officer: Ratnaghosh Raul 7350888674
- This publication is also 15 (Fifteen) days notice to the Borrower/ Mortgagee / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 196109 & 196110 and see the NIT Document) (<https://www.bankauctions.com>)

Place : Nagpur  
Date : 23.05.2025

SD/, Authorized Officer