

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 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 ("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 ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL 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 Branch Office C/o. Mybranch Service Pvt. Ltd. Block No 101 Salasar Park, 1st Floor, House No 552, Plot No. G-121/1, Gore Peth Road, Above Canera Bank, Dharmapeth, Nagpur, 440010* 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.bankeauctions.com.

Borrower(S)/Co-Borrower(S) / Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
(LOAN A/C NO. RHANAG000026083 RHATNAG000030399 RHATNAG000073796 BRANCH: NAGPUR 1) KRISHNAKANT PREMLAL ZADE 2) PRIYANKA KRISHNAKANT ZADE	23-02-2023 & Rs. 26,49,261/- (Rupees Twenty Six Lakh Forty Nine Thousand Two Hundred & Sixty One Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	04th Aug 25 Total Outstanding as on 08-10-2025 Rs. 52,27,912.58/- (Rupees Fifty-Two Lakh Twenty-Seven Thousand Nine Hundred Twelve & Five Eight Only)	Rs. 27,50,000/- (Rupees Twenty Seven Lacs Fifty Thousand Only) Earnest Money Deposit (EMD) Rs. 2,75,000/- (Rupees Two Lacs Seventy Five Thousand Only)

Description of the Immovable property/ Secured Asset : All the piece and parcel of properties bearing 204 B-WING 2ND FLOOR MARUTI CROWN APTS O PLOT NO 5C 6C SUMIT NAGAR SHREE SWAMI SAMARTH VASAHAAT COLONY GODHNI RD MZ ZIN NAGPUR MAHARASHTRA-440030 (Hereinafter referred to as "the Schedule Property")

Date Of Inspection Of Property :	EMD Last Date :	Date/ Time Of E-Auction :	
14th Nov 25 11:00-15:00	20th Nov 25 till 05:00 PM	21st Nov 25 11:00 - 13:00	
(LOAN A/C NO. RHHTNAG000029613 & RHHLNAG000029209 BRANCH: NAGPUR 1) SHAKIL KHAN 2) FARIDA SHAKIL KHAN 2) NAIM KHAN 3) KALIM AZIM KHAN 4) TASNIM KALIM KHAN	27th Dec 2022 & Rs. 37,74,216/- (Rupees Thirty Seven Lakh Seventy Four Thousand Two Hundred and Sixteen Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	24th Jun, 2024 Total Outstanding as on 19-09-2025 Rs. 56,42,178.24/- (Rupees Fifty Six Lacs Forty Two Thousand One Hundred and seventy Eight Only)	Rs. 32,20,000/- (Rupees Thirty Two Lakhs Twenty Thousand Only) Earnest Money Deposit (EMD) Rs. 3,22,000/- (Rupees Three Lakhs Twenty Two Thousand Only)

Description of the Immovable property/ Secured Asset : All that piece and parcel of the residential property bearing plot no. 25 Parvati Nagar NMC H Number 210/A/ P H No. 39, R N Mandal Pardi, Ward No. 16, CTS no. 5869 Sheet No. 30, Mauza Babulkheda, Nagpur, Maharashtra 440027(Hereinafter referred as "The Schedule Property")

Date Of Inspection Of Property :	EMD Last Date :	Date/ Time Of E-Auction :
03rd Nov 25 11:00-16:00	07th Nov 25 till 05:00 PM	08th Nov 25 11:00 - 13:00

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 Account b) Name of the Bank:-HDFC Bank Ltd. , c) Account No:- 99999917071983, d) IFSC Code:- HDFC0001119

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RE COURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. 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@bankeauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com.
3. For further details and queries, contact Authorized Officer: Mr. Ratnaghosh Raul - (Ph: 7350885674)

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 207777, 207774 and see the NIT Document) (<https://www.bankeauctions.com>)