

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

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. 048/2018-19 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 ("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 PLOT NO. 87, SAWARKAR NAGAR NEAR NIT GARDEN CHATRAPATI SQ. NAGPUR MAHARASHTRA 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.bankeauctions.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. RHLPNAG000055189 & RHLPNAG000055397 Branch: Nagpur Utkarsha Paper And Board Bhushan Khushalchand Rathi Utkarsha Paper And Board Smita Bhushanji Rathi	9/2/2024 & Rs. 25819685/- (Rupees Two Crore Fifty Eight Lakh Nineteen Thousand Six Hundreds Eighty Five Only) Bid Incremental : Rs. 100000/- (Rupees One Lakh Only)	12/19/2024 Total Outstanding as on 1/6/2025 Rs. 28791574.53999999/- (Rupees Two Crore Eighty Seven Lakh Ninety One Thousand Five Hundreds Seventy Four and Fifty Four Paisa Only)	Rs. 2600000/- (Rupees Two Crore Sixty Lakh Only) Earnest Money Deposit (EMD) Rs. 2600000/- (Rupees Twenty Six Lakh Only)

Description Of The Immovable Property/ Secured Asset : Survey No. 22/1 P.h.no. 52 Near Indus Paper Mouza Khairi Go Tal. Nagpur Rural Dist. Nagpur, Maharashtra-441002

Loan A/C No. RHLPNAG000057083 & RHLPNAG000057324 Branch: Nagpur Bhavesh Maganlal Abhani Girishkumar Maganlal Abhani Rupaben Bhaveshkumar Abhani Bhavesh Maganlal Abhani Vishal Traders Vishal Enterprises	3/10/2023 & Rs. 53210024/- (Rupees Five Crore Thirty Two Lakh Ten Thousand Twenty Four Only) Bid Incremental Rs. 100000/- (Rupees One Lakh Only)	2/11/2025 Total Outstanding as on 2/12/2025 Rs. 24379034.68999998/- (Rupees Two Crore Forty Three Lakh Seventy Nine Thousand Thirty Four and Sixty Nine Paisa Only)	Rs. 420,00,000/- (Rupees Four Crore Twenty Lakh Only) Earnest Money Deposit (EMD) : Rs. 42,00,000/- (Rupees Forty Two Lakh Only)
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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 53/25 Chalat No 4 W No 72 Corp Hno 124 Lendhra Ramdaspet Nagpur, Maharashtra-440010

Date of Inspection :- 4/18/2025 | EMD Last Date: 4/24/2025 TII 05:00 PM | Date/ Time of E-Auction: 4/25/2025 11:00-13:00 PM

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:-

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: Ratnaghosh Raul - 7350885674
4. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / 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.

Place: Nagpur
Date : 24.03.2025

Authorized Officer,
Authum Investment & Infrastructure Limited



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