

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
Corporate Office: - The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg,

Dadar (West), Mumbai- 400028 (Maharashtra)

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

NOTICE OF SALE THROUGH PRIVATE TREATY

That is 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 (Maharashtra) and Branch Office at:- 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").

The undersigned being Authorized Officer of Authum Investment & Infrastructure Limited ("AIIL") hereby inform that Borrower's SWAPNIL GHAWADE & PUSHPA GHAWADE have availed financial facility/ies and agreed under the terms and conditions of the Loan A/c No. RHAHNAG000039143. Due to the default committed by the borrowers, the undersigned has constrained to invoke the provisions of SARFAESI Act,2002 by issuance of demand notice dated 30th June, 2021 for Rs. Rs. 21,83,760/- (Rupees Twenty One Lakh Eighty Three Thousand Seven Hundred Sixty Only) and thereby, has taken possession of the property as per Act dated 10th Feb 2024. The scheduled property had put on public auction under the SARFAESI Act on several time, however, same could not be succeeded, hence, an offer of purchase **IMMOVABLE SECURED ASSETS UNDER RULES 8 (5) (d) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, BY WAY OF PRIVATE TREATY** under the provisions mentioned in Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read along with Section 13(8) of the Security Interest (Enforcement) Rules, 2002, has been received and undersigned has accepted the same as per the agreed terms.

It is informed to the Public at large that the Authorized Officer has decided to sell the below mentioned property through private treaty on 31st Dec 2025 under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the Security Interest (Enforcement) Rules, 2002, for recovery of secured debts as per below mentioned details. The Property to be sold on "As is Where is" and "As is Whatever there is basis" and on without recourse basis. If anyone has any objection/s or better offer than the offered, the number may approach the undersigned on or before 29th Dec 2025 till 05.30 PM. No objection or offer will be entertained, thereafter.

Name of Borrower/ Guarantor	Property / Security Interest details	Total O/S as on date	Agreed Price (Rs.)	Date of Sale
1. SWAPNIL P GHAWADE	All the piece and parcel property bearing F NO 301 3RD FLR KALKI CREATION APRT P NO10 CS NO681 NMC H NO 499A/10 KOLBASWAMI CHSL BORGAON MZ BORGAON NAGPUR MAHARASHTRA - 440013.	Rs. 42,83,503.31/- (Rupees Seventy Nine Lakhs Seventy Eight Thousand Nine Hundred Thirty Four and Twenty Two Paise Only) as on dated 25th Nov, 2025.	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)	31st Dec 2025
2. PUSHPA GHAWADE				

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
- 2) The purchaser will be required to deposit total sale consideration price on the same day of receipt of Bank's acceptance of offer for purchase of property.
- 3) The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- 4) The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- 5) The purchaser must bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- 6) Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
- 7) The validity of the offer is till 29th Dec 2025 and post that Authum Investment & Infrastructure Limited. shall have the right to forfeit the deposit without any prior intimation.

Place: Nagpur
Date : 11.12.2025

SD/-, Authorized Officer
For Authum Investment & Infrastructure Limited