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 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 and Branch Office at 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: **https://sarfaesi.auctiontiger.net.**

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. RHAHNAG000039920 & RHATNAG000041627 Branch: Nagpur 1. Nitesh Bablukumar Banerjee 2. Shilp Nitesh Banarjee	21 Aug 2025 & Rs. 41,51,100/- (Rupees Forty-One Lakh Fifty-One Thousand One Hundred Only) has become due and payable as on 18/08/2025 Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	01-01-2026 Total Outstanding as on 01 -10 -2026 Rs. 51,65,386/- (Rupees Fifty-One Lakh Sixty-five Thousand Three Hundred and Eighty Six Only)	Rs. 25,51,500/- (Rupees Twenty-Five Lakhs Fifty-One Thousand and Five Hundred Only) Earnest Money Deposit (EMD) : Rs. 2,56,000/- (Rupees Two Lakhs & Fifty-Six Thousand Only)
Description Of The Immovable Property/ Secured Asset : AVIGHNA VIHAR, Floor No: Ground Floor, Flat No:004, Village/ City: Turakamari Ta.sa.kra.71. Taluka: Hingana. District: Nagnur (Plot Number: 7: Suryey Numher: 0:) Pincode 441110 BuildArea:61.56/ Open Area :0 Sq.mt			
(Loan A/c No. RHAHNAG000058814 & RHATNAG000059726 Branch: Nagpur 1. Sourabh O Nandanwar	16 Dec 2021 & Rs. 19,54,566/- (Rupees Nineteen Lacs Fifty-Four Thousand Five Hundred and Sixty-Six Only) towards LAN no. RHAHNAG000058814 &. Rs 6,55,668/-(Rupees Six Lacs Fifty-Five Thousand Six Hundred and Sixty-Eight Only) towards LAN no. RHATNAG000059726 as on 16 December 2021 Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	11-12-2025 Total Outstanding as on 01-10 -2026 Rs. 55,56,218/- (Rupees Fifty-Five Lakh Fifty-six Thousand Two Hundred and Eighteen Only)	Rs. 20,72,000/- (Rupees Twenty Lakhs & Seventy-Two Thousand Only) Earnest Money Deposit (EMD): Rs.2,07,200/- (Rupees Two Lakhs Seven Thousand & Two Hundred Only)
Description Of The Immovable Property/ Secured Asset : All The Piece And Parcel Of Residential Appt No F 108 1st Flr Shiv Appt, P No 3 Kh. No 43 A/2 B/H Ton Insthtue, Mouza Beltarodi, Hudkeshwar Road Nagpur Maharashtra 440034			
(Loan A/c No. RHAHNAG130055420 Branch: Nagpur 1. Utkarsh Kaushik Sakariya 2. Jalpa Utkarsh Sakariya	28 Oct 2024 & Rs. 44,83,501/- (Rupees Forty-Four Lakh Eighty-Three Thousand Five Hundred One Only) has become due and payable as on 14.10.2024 Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	04-10-2025 Total Outstanding as on 01 -10 -2026 Rs. 68,87,990/- (Rupees Sixty-Eight Lakh, Eighty-Seven Thousand Nine Hundred and Ninety Only)	Rs. 2512000/- (Rupees Twenty-Five Lakhs & Twelve Thousand Only) Earnest Money Deposit (EMD) : Rs. 2,51,200/- (Rupees Two Lakhs Fifty-One Thousand & Two Hundred Only)
Description Of The Immovable Property/ Secured Asset : All That Piece And Parcel Of Apartment Having No.303 On The Third Floor Admeasuring About 86.402 Sq. Mtrs Of Super Built Up Area Out Of The Building Complex Known And Styled As "J.p. Radiance" Together- With 1.631% Undivided Proportionate Share And Interest In The Building Complex Constructed Out Of All That Piece And Parcel Of Plot No.24 And 25 Both Jointly Admeasuring About 2185.99 Sq. Mtr, I.e 23519.34 Sq.fts In The Lay Out Popularly Known As "Jp Park" Out Of All That Town Planning And Collector, Nagpur Sanctioned Lay Out Having Survey No. 147 Admeasuring About 1.38 Hec. I.e. 13800.00 Sq. Mt, Situated At Mouza: Sukali (Gup), P.s.k. No. 45, Land Revenue Rs.276, Tahsil: Hingna And District: Nagpur And All That Piece And Parcel Of Land Having Survey. No.148 Admeasuring About 1.81 Hec. I.e 18100.00 Sq. Mt, Situated At Mouza: Sukali (Gup), P.s.k. No.45, Tahsil: Hingna And District: Nagpur And Bounded Over As Under: On The North : Flat No.302 On The East: Flat No.310 On The West : Flat No.304 On The South: Flat No.306			

Date Of Inspection : 20th Nov 2026 11:00-15:00	EMD Last Date : 24th Nov 2026 till 05:00 PM	Date/ Time of E-Auction 25th Nov 2026 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 Ltd – CHD A/C, 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 RECOURSE 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 e-Procurement Technologies Pvt. Ltd. (Auctiontiger), B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujarat (Contact no. 9265562818/9265562821/19) Support Email – support@ auctiontiger.net, Mr. Ram Sharma Mob. 8000023297 Email: ramprasad@auctiontiger.net**
3. **For further details and queries, contact Authorized Officer: (Mr. Ratnaghosh Raul – Mob: 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.**

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 378697, 378698 & 378699 and see the NIT Document) (https://sarfaesi.auctiontiger.net.)

Place: Nagpur
Date : 13.10.2026

SD/-, Authorized Officer