

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

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 ("AIIIL") (Resulting Company pursuant to the merger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIIL 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 ("AIIIL") hereby inform that Borrower's **Shakil Khan, Farida Shakil Khan, Naim Khan, Kalim Azim Khan, Tasnim Kalim Khan** have availed financial facility/ies and agreed under the terms and conditions of the **Loan A/c No. RHHTNAG000029613 & RHHLNAG000029209**. 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 27th Dec 2022 for Rs. 37,74,216/- (Rupees Thirty Seven Lakh Seventy Four Thousand Two Hundred & Sixteen Only) and thereby, has taken possession of the property as per Act dated 24th Jun 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 23rd Feb 2026 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 **21st Feb 2026 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) Shakil Khan 2) Farida Shakil Khan 2) Naim Khan 3) Kalim Azim Khan 4) Tasnim Kalim Khan	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.	Rs. 60,47,502.08/- (Rupees Sixty Lakhs Forty Seven Thousand Five Hundred Two and Eight Paise Only) as on dated 24th Jan, 2026.	Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)	23rd Feb 2026

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 21st Feb 2026 and post that Authum Investment & Infrastructure Limited. shall have to right to forfeit the deposit without any prior intimation.

Place: Nagpur.
Date: 03rd Feb 26

[Authorized Officer]
For Authum Investment & Infrastructure Limited.