

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 (Maharashtra) and Branch Office at:- 87, Sawarkar Nagar, Near Nit Garden, Chhatrapati Square 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-ororrower(s) /Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit/ Bid Incremental
		Total Outstanding	
(Loan A/c No. RHAHNAG000061249 Branch: NAGPUR 1. NITESH ARVIND NIKHADE 2. RAJASHREE NITESH NIKHADE	31-01-2023 & Rs. 14,15,789/- (Rupees Fourteen Lakh Fifteen Thousand Seven Hundred Eighty-Nine Only)	18-03-2024 Total Outstanding as on 17th Mar 25 Rs. 20,87,146/- (Rupees Twenty Lakh Eighty-Seven Thousand One Hundred Forty- Six Only)	Rs. 13,20,000/- (Rupees Thirteen Lakh Twenty Thousand Only) Earnest Money Deposit (EMD) : Rs. 1,32,000/- (One Lakh Thirty-Two Thousand only) Bid Incremental: Rs. 15000/- (Rupees Fifteen Thousand only)

Description Of The Immovable Property/ Secured Asset : All That Piece And Parcel Of Land "Apartment No. 507 5th Floor Tower A Vedarya Homes Kh. No. 163/1 P.S.K. 74 Buttibori Flyover MZ Borkhedi NGP Rural Nagpur Maharashtra – 441108

Date of Inspection :- 6th Mar 25 EMD Last Date : 12th Mar 25 till 05:00 pm Date/ Time of E-Auction : 13th Mar 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 Authum Investment & Infrastructure Limited or through RTGS/NEFT The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited b) Name of the Bank:- HDFC Bank Ltd c) Account No:- 99999917071983 d) IFSC Code:- HDFC0001119.

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

- 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.
- 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
- For further details and queries, contact Authorised Officer: Ratnaghosh Raul – (Mob: 7350885674)
- This publication is also 15 (Fifteen) 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 : 26.02.2025

SD/-,
Authorized Officer