

AUTHUM 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))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL 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 Camera 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.auctontiger.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. RLELNAG000383105 BRANCH: NAGPUR 1. KAUSHAL YOGESH PALIWA 2. YOGESH MUNNALAL PALIWA 3. FINE TRAP INDIA. | 06/05/2024 & Rs. 65,35,488/- (Rupees Sixty-Five Lakh Thirty-Five Thousand Four Hundred and Eighty-Eight Only) Bid Incremental Rs. 30000/- (Rupees Thirty Thousand Only) | 05/04/2025 Total Outstanding as on 04th Sept 25 Rs. 83,92,157/- (Rupees Eighty-Three Lakh Ninety-Two Thousand One Hundred and Fifty-Seven Only) | Rs. 5400000/- (Rupees Fifty-Four Lakhs Only) Earnest Money Deposit (EMD) Rs. 54000/- (Rupees Five Lakhs & Forty Thousand Only) |

Description of the Immovable property : All that piece and parcel of land PLOT NO.7 KH.NO.108, P.H.NO.44, CTS NO.559, THE SHAKTI CO-OPERATIVE HOUSING SOCIETY MARYADIT, SHEET NO.712 NMC H.NO.3518/D/7, WARD NO.15 MOUZA SOMALWADA, TAH & DISTT-NAGPUR -440025

| Date Of Inspection Of Property : | EMD Last Date : | Date/ Time Of E-Auction : | |
|--|--|--|---|
| 20th Nov 25 11:00-15:00 | 25th Nov 25 till 05:00 PM | 26th Nov 25 11:00-13:00 | |
| (LOAN A/C NO. RLALNAG000345536 RLALNAG000345535 BRANCH: NAGPUR 1. GAURAV JAVERY HUF 2. SHANOO GAURAV JAVERY 3. ABHISHEK SALILKUMAR JAVERY | DATE: 14th Feb 2024 Rs. 1,13,85,074/- (Rupees One Crore Thirteen Lakh Eighty-Five Thousand and Seventy-Four Only) | 04th MAR 25 Total Outstanding as on DATE: 30th Oct 25 Rs. 1,27,73,004/- (Rupees One Crore Twenty-Seven Lakhs Seventy-Three Thousand and Four Only) | Rs. 1,41,11,000/- (Rupees One Crores Forty-One Lakhs & Eleven Thousand Only) Rs. 78,20,000/- (Rupees Seventy-Eight Lakhs Twenty Thousand Only) Rs. 14,11,000/- (Rupees Fourteen Lakhs & Eleven Thousand Only) Rs. 7,82,200/- (Rupees Seven Lakhs Eighty-Two Thousand Only) 1. Rs. 50000/- (Rupees Fifty Thousand Only) 2. Rs. 50000/- (Rupees Fifty Thousand Only) |

Description of the Immovable property : ALL THE PIECES AND PARCEL OF PROPERTY: 1. Block/Shop No. B-1, Basement Floor, Achraj Tower-II, Ward No. 77 CTS No. 2480/1 and Sheet No. 60/56, NMC House No. 631/0+1, Chaltano. 369, Chhindwara Road, Chhaoni, Mouza-Jaripatka, Nagpur - 440013

2. Flat 305, Third Floor, Achraj Tower-II, Ward No. 77 CTS No. 2480/1 and Sheet No. 60/56, NMC House No. 631/0+1, Chaltano. 369, Chhindwara Road, Chhaoni, Mouza-Jaripatka, Nagpur - 440013

| Date Of Inspection Of Property : | EMD Last Date : | Date/ Time Of E-Auction : |
|----------------------------------|---------------------------|---------------------------|
| 20th Nov 25 11:00-15:00 | 25th Nov 25 till 05:00 PM | 26th Nov 25 11:00-13:00 |

MODE OF PAYMENT: - ALL PAYMENT SHALL BE MADE BY DEMAND DRAFT IN FAVOR 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, B.) NAME OF THE BANK: HDFC BANK LIMITED, C.) ACCOUNT NO: 99999917071990, D.) IFSC CODE: HDFC0001119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE: -

- 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.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S e-Procurement Technologies Pvt. Ltd. (Auctontiger), B-705, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (Contact no. 9265562818/9265562821/19) Support Email - support@aucntiger.net, Mr. Ram Sharma Mob. 8000023297 Email: ramprasad@aucntiger.net
- For further details and queries, contact Authorized Officer: Mr. Ishwar Bhute - (Mob: 9764578677)
- 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.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 348367, 348364 & 348366 and see the NIT Document) (<https://sarfaesi.auctontiger.net>)

Place: Nagpur / Date : 05.11.2025

SD/-, Authorized Officer