

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))

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 ("AIL") (Resulting Company pursuant to the merger 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 Path 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. RHHLNAG000020593 & RHHTNAG000033612 Branch: Nagpur 1. SAROJ CLIVE ANTHONY 2. CLIVE EDWARD ANTHONY	19th Nov 24 & Rs. 47,49,239/- (Rupees Forty-Seven Lakhs Forty-Nine Thousand Two Hundred Thirty-Nine Only) Bid Incremental: Rs. 30,000/- (Rupees Thirty Thousand Only)	13-10-2025 Total Outstanding as on 16-02-2026 Rs. 60,03,015/- (Rupees Sixty Lakh Three Thousand Fifteen Only)	Rs. 75,76,000/- (Rupees Seventy-Five Lakhs Seventy-Six Thousand Only) Earnest Money Deposit (EMD) Rs. 7,57,600/- (Rupees Seven Lakh Fifty-Seven Thousand Six Hundred Only)

Description Of The Immovable Property/ Secured Asset : PROPERTY 1: ALL THOSE PIECE AND PARCELS OF DUPLEX NO 83A 2ND AND 3RD FLR LOKVIHAR, ORANGE CITY PARK, P NO, 68 TO 95 KH NO 47/1, AND 46 PH NO 16 MZ YERKHEDA NAGPUR, WADODA ROAD, NAGPUR - 441104.

(Loan A/c No. RHLNAG000053719 & RHLNAG000051989 Branch: Nagpur 1. JITENDRA SHRICHAND MIRANI 2. KAVITA SHRICHAND MIRANI 3. PRADEEP SHRICHAND MIRANI 4. SHRICHAND SITALDAS MIRANI	21 Jan 2025 & Rs. 30,83,855/- (Rupees Thirty Lakhs Eighty-Three Thousand Eight Hundred Fifty-Five Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	08-01-2026 Total Outstanding as on 16-02-2026 Rs. 37,08,216/- (Rupees Thirty-Seven Lakh Eight Thousand Two Hundred & Sixteen Only)	Rs. 16,08,000/- (Rupees Sixteen Lakhs & Eight Thousand Only) Earnest Money Deposit (EMD) Rs. 1,60,800/- (Rupees One Lakh Sixty Thousand & Eight Hundred Only)
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Description Of The Immovable Property/ Secured Asset : PROPERTY -1: GALA NO. 29 /340, 29/341, GR FLR H NO. 4070/A/29/341, KH NO. 29, 30 /31 /1-2-3, CITY SURVEY NO. 61, SHEET NO. 266/15, WARD NO. 57, HUDCO COLONY MOUZA INDORA HOUSING ACCOMMODATION SCHEME NAGPUR MAHARASHTRA - 440014.

(Loan A/c No. RHAHNAG000055420 Branch: Nagpur 1.UTKARSH KAUSHIK SAKARIYA 2. JALPA UTKARSH SAKARIYA	28th OCT 2024 & Rs. 44,83,501/- (Rupees Forty-Four Lakh Eighty-Three Thousand Five Hundred One Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	04-10-2025 Total Outstanding as on 16-02-2026 Rs. 63,18,888/- (Rupees Sixty-Three Lakh Eighteen Thousand Eight Hundred Eighty- Eight Only)	Rs. 25,12,000/- (Rupees Twenty-Five Lakh Twelve Thousand Only) Earnest Money Deposit (EMD) Rs. 2,51,200/- (Rupees Two Lakh Fifty-One Thousand & Two Hundred Only)
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Description Of The Immovable Property/ Secured Asset : PROPERTY: 1 : 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 LAYOUT 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.

(Loan A/c No. RHAHNAG000039920 & RHATNAG000041627 Branch: Nagpur 1. NITESH BABLUKUMAR BANERJEE 2. SHILP NITESH BANERJEE	21st AUG 25 & Rs. 41,51,100/- (Rupees Forty-One Lakhs Fifty-One Thousand One Hundred Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	01st Jan 26 Total Outstanding as on 16-02-2026 Rs. 46,44,788/- (Rupees Forty-Six Lakhs Forty-Four Thousand Seven Hundred Eighty-Eight Only)	Rs. 25,52,000/- (Rupees Twenty-Five Lakhs Fifty-Two Thousand Only) Earnest Money Deposit (EMD) Rs. 2,55,200/- (Rupees Two Lakh Fifty-Five Thousand Two Hundred Only)
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Description Of The Immovable Property/ Secured Asset : BUILDING NAME: AVIGHNA VIHAR, FLOOR NO: GROUND FLOOR, FLAT NO: 004, VILLAGE / CITY: TURAKAMARI TA. SA. KRA.71. TALUKA: HINGNA, DISTRICT: NAGPUR (PLOT NUMBER: 7, SURVEY NUMBER: 0) PINCODE 441110 BUILD AREA: 61.56/ OPEN AREA: 0 SQ. MT

(Loan A/c No. RHAHNAG000058814 & RHATNAG000059726 Branch: Nagpur 1. SOURABH O NANDANWAR	25th JAN 2022 & Rs. 26,40,433/- (Rupees Twenty-Six Lakh Forty Thousand Four Hundred Thirty-Three Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	11-12-2025 Total Outstanding as on 16-02-2026 Rs. 49,72,467/- (Rupees Forty-Nine Lakh Seventy-Two Thousand Four Hundred & Sixty-Seven Only)	Rs. 20,72,000/- (Rupees Twenty Lakh Seventy-Two Thousand Only) Earnest Money Deposit (EMD) Rs. 2,07,200/- (Rupees Two lakh Seven Thousand Two Hundred Only)
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Description Of The Immovable Property/ Secured Asset : ALL THE PIECE AND PARCEL OF PROPERTIES BEARING APPT NO. F 108, 1ST FLR SHIV APPT P NO 3 KH. NO 43 A/2, B/H ION INSTITUTE MOUZA BELTARODI NAGPUR MAHARASHTRA - 440034

Date Of Inspection : 26-03-2026 11:00-15:00	EMD Last Date : 30-03-2026 till 05:00 PM	Date/ Time of E-Auction 31-03-2026 11:00-15:00
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(Loan A/c No. RHAHNAG000020633, RHATNAG000020647, RHATNAG000029233 & RHATNAG000055771 Branch: Nagpur 1) SANJAY BECHANKUMAR CHOURASIA 2) REKHA SANJAY CHOURASIA	03/03/2023 & Rs. 28,91,164/- (Rupees Twenty Eight Lakh Ninety One Thousand One Hundred Sixty Four Only) Bid Incremental Rs. 25,000/- (Rupees Twenty-Five Thousand Only)	23-05-2025 Total Outstanding as on 16-02-26 Rs. 50,24,432/- (Rupees Fifty Lakh Twenty-Four Thousand Four Hundred & Thirty-Two Only)	Rs. 34,93,000/- (Rupees Thirty-Four Lakhs & Ninety-Three Thousand Only) Earnest Money Deposit (EMD) Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
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Description Of The Immovable Property/ Secured Asset : All the piece and parcel of properties bearing NMC H NO684 APRT NO F405 4TH FLR SAINATH APRT CS NO 188 S NO 167 DAULAT PATEL MARG P NO 17 CIRCLE NO 18/54 MZ NAGPUR MAHARASHTRA-440018. (Hereinafter referred to as "the Schedule Property")

(Loan A/c No. RHAHNAG000026083 RHATNAG000030399 RHATNAG000073796 Branch: NAGPUR 1) KRISHNAKANT PREMLAL ZADE 2) PRIYANKA KRISHNAKANT ZADE	23-02-2023 & Rs. 26,49,261/- (Rupees Twenty Six Lakh Forty Nine Thousand Two Hundred & Sixty One Only) Bid Incremental Rs. 30,000/- (Rupees Thirty Thousand Only)	04th Aug 25 Total Outstanding as on 08-10-2025 Rs. 52,27,912.58/- (Rupees Fifty-Two Lakh Twenty-Seven Thousand Nine Hundred Twelve & Five Eight Only)	Rs. 24,75,000/- (Rupees Twenty Four Lacs & Seventy Five Thousand Only) Earnest Money Deposit (EMD) Rs. 2,47,500/- (Rupees Two Lacs Forty Seven Thousand & Five Hundred Only)
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Description Of The Immovable Property/ Secured Asset : All the piece and parcel of properties bearing 204 B-WING 2ND FLOOR MARUTI CROWN APTS O PLOT NO 5C 6C SUMIT NAGAR, SHREE SWAMI SAMARTH VASAHAAT COLONY GODHNI RD MZ ZIN NAGPUR MAHARASHTRA-440030 (Hereinafter referred to as "the Schedule Property")

Date Of Inspection : 12th Mar 26 11:00-16:00	EMD Last Date : 16th Mar 26 Till 17:00	Date/ Time of E-Auction 17th Mar 26 11:00-13:00
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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 Limited CHD Account, 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 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
- For further details and queries, contact Authorized Officer: Mr. Ratnagosh Raul (Mob no. 7350885674)
- This publication is also 15 (Fifteen)-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: 359344, 359340, 359346, 359343, 359345, 359339 & 359342 and see the NIT Document) <https://sarfaesi.auctiontiger.net>

Place: NAGPUR
Date: 21.02.2026

SD/- Authorized Officer

NAGPUR