

# AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

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## 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 No. RBI/2018-19/ 203, DBR.No. BP. BC. 45/21.04.048/2018-19 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 (Hereinafter referred to as "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 Salasär 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. RHLPAKL000050318 & RHLPAKL000050313 Branch: Nagpur 1. BINAYAK SRIVASTAVA 2. SONI BINAYAK SRIVASTAVA	02nd Sept 24 & Rs. 4,36,40,885/- (Rupees Four Crore Thirty-Six Lakh Forty Thousand Eighty Hundred Eighty-Five Only) Bid Incremental : Rs. 100,000/- (Rupees One Lakh Only)	25th Jul 25 Total Outstanding as on 12th Dec 25 Rs. 5,63,84,273/- (Rupees Five Crore Sixty-Three Lakh Eighty-Four Thousand Two Hundred Seventy-Three Only)	Rs. 1,77,10,000/- (Rupees One Crore Seventy-Seven Lakhs & Ten Thousand Only) Earnest Money Deposit (EMD) : Rs. 17,71,000/- (Rupees Seventeen Lakhs & Seventy-One Only)
<b>SCHEDULE OF THE PROPERTY :</b> Industrial M/S. Shiva Rubber Nagpur National Highway No 06, Amravati Maharashtra 444607.		P No A 55 Addl MIDC Area of MZ, Sawardi Nearby Amravati, P	
(Loan A/c No. RHAPHUN000039008 Branch: Nagpur 1. ANIS BABBU SHEIKH 2. BABBU RAHEMATULLA SHAIKH & ABEDA BABBU SHAIKH	26-11- 2021 & Rs. 20,99,617/- (Rupees Twenty Lakh Ninety-Nine Thousand Six Hundred & Seventeen Only) Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	08th Oct 25 Total Outstanding as on 05th Dec 25 Rs. 42,60,286/- (Rupees Forty Two Lakh Sixty Thousand Two Hundred & Eighty Six Only)	Rs. 23,15,000/- (Rupees Twenty- Three Lakhs & Fifteen Thousand Only) Earnest Money Deposit (EMD) : Rs. 2,31,500/- (Rupees Two Lakhs Thirty-One Thousand & Five Hundred Only)

**Description Of The Immovable Property/ Secured Asset :** All The Piece And Parcel Of Plot No 28 Kn No 369/3 Pn No 19 Mouza No 152 Near Empress Mall Mz Bramani Tal Kalmeshwar Dist Nagpur Maharashtra 441501.

Date Of Inspection : 09th Feb 26 11:00-16:00	EMD Last Date : 13th Feb 26 Till 17:00	Date/ Time of E-Auction 14th Feb 26 12:00-13:00	
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: - HDFC000119.			
(Loan A/c No. RLLPNAG000332020 Branch: Nagpur 1. PRAVIN MORESHWAR SAHARE 2. KAVITA PRAVIN SAHARE 3. VINAYAK KAWALE .	23/12/2024 & Rs. 77,78,821/- (Rupees Seventy-Seven Lakh Seventy-Eight Thousand Eight Hundred & Twenty-One Only) Bid Incremental Rs. 15,000/- (Rupees Fifteen Thousand Only)	30th Jun 25 Total Outstanding as on 26/09/25 Rs. 88,15,805/- (Rupees Eighty-Eight Lakhs Fifteen Thousand Eight Hundred and Five Only)	Rs. 9,90,000/- (Rupees Ninety Lakhs & Ninety Thousand Only) Earnest Money Deposit (EMD) : Rs. 100,000/- (Rupees One Lakh Only)

**Description Of The Immovable Property/ Secured Asset :** All That Entire R.c.c. Superstructure Comprising N.c. Store/Tenement No. 07 On Lower Ground Floor In The Scheme To Be Named & Styled As "Rai Ashiyana" Area Admeasuring About 21.577 Sq.mtr. I.e. 232.25 Sq.ft. Built Up Area Along With The Price Of Undivided Share 0.112% All That Piece & Parcel Of Land Area 2.670 Acres I.e. 10805.01 Sq.mtr. In All That Piece & Parcel Of N.I.T. Leasehold Land Located Within The City Corporation Limits Of Nagpur, Bearing Kh. No. 39 & 41, In The Panchpali Housing Accommodation Scheme Of N.I.T. Land Mouza: Bhankheda, In Motibagh Improvement Scheme, Bearing City Survey No. 6, Sheet No. 190/11, Corporation House No. 411, Ward No. 53, The Said Property Is Bounded As Under: On The East: Property Of Noga On The West: Nallah & Road On The North: Road; On The South: Railway Line

Date Of Inspection : 23rd Jan 26 11:00-16:00	EMD Last Date : 23rd Jan 26 11:00-16:00	Date/ Time of E-Auction 28th Jan 26 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 - CCD A/C, b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071990, d) IFSC Code: - HDFC000119.		

### 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 Gujarat 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: Ratnaghosh Raul - (Mob: 7350885674) & Ishwar Bhute - (Mob: 9764578677)
- 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: 353792, 353793, & 353794 and see the NIT Document) (<https://sarfaesi.auctiontiger.net>)**

Place: Nagpur / Date : 04.01.2026

SD/-, Authorized Officer