

# AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point,  
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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))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AAIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AAIL 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:- 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"). 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-Borrower(S) /Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
(Loan A/c No. RLLPNAG000318217 RLLPNAG000319252 Branch: Nagpur 1. Bhavesh Gajendra Pandya 2. Chetna Bhavesh Pandya 3. Vandana G. Pandya	28/11/2021 & Rs. 1,49,89,687/- (Rupees One Crore Forty-Nine Lacs Eighty-Nine Thousand Six Hundred and Eighty-Seven Only) Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	05/01/2024 Total Outstanding as on 04th Sept 25 Rs. 2,57,19,555/- (Rupees Two Crore Fifty-Seven Lakh Nineteen Thousand Five Hundred and Fifty-Five only)	Rs. 38,00,000/- (Rupees Thirty-Eight Lakh Only) Earnest Money Deposit (EMD)Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only)

Description Of The Immovable Property/ Secured Asset : All The Piece And Parcel Of Apartment No 303, Third Floor, House No. 2711/552/303, Ward No.21, Shantinath Apartment-2, Plot No 552, City Survey No. 491, Sheet No. 10, Opp Inox, Wardhaman Nagar, Hiwari Nagar, Mouza-Hiwari, Tah And Dist Nagpur-440008.

Date Of Inspection :	EMD Last Date :	Date/ Time of E-Auction
19th Sept 2025 11:00-15:00	26th Sept 2025 till 05:00 PM	27th Sept 2025 11:00-13:00

(Loan A/c No. RLELNAG000383105 Branch: Nagpur 1. KAUSHAL YOGESH PALIWAL 2. YOGESH MUNNALAL PALIWAL 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. 6300000/- (Rupees Sixty- Three Lakhs Only) Earnest Money Deposit (EMD) : Rs. 630000/- (Rupees Six Lakhs Thirty Thousand Only)
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Description Of The Immovable Property/ Secured Asset : 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 :	EMD Last Date :	Date/ Time of E-Auction
22nd Sept 2025 11:00-15:00	26th Sept 2025 till 05:00 PM	27th Sept 2025 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 Limited 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 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 the 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: 204280 & 204282 and see the NIT Document) (<https://www.bankeauctions.com>)

Place: Nagpur  
Date : 08.09.2025

SD/-,Authorized Officer