

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 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 Canara 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. 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 13-07-2026 Rs. 40,17,371.23/- (Rupees Forty Lakh Seventeen Thousand Three Hundred Seventy-One and Twenty-Three Paise 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)

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.

Date Of Inspection : 04-09-2026 11:00-15:00	EMD Last Date : 07-09-2026 till 05:00 PM	Date/ Time of E-Auction 09-09-2026 11:00-15:00
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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 Ltd – CHD A/C, 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. Ratnaghosh Raul – (Mob: 7350885674)
- 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: 372338 and see the NIT Document) (<https://sarfaesi.auctiontiger.net>.)

Place: Nagpur / Date : 31.07.2026

SD/-,Authorized Officer