

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 ("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 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: <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. 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 Lakhs Thirty-Five Thousand Four Hundred Eighty-Eight Only) Bid Incremental : Rs. 30000/- (Rupees Thirty Thousand Only)	05/04/2025 Total Outstanding as on 08-12-2025 Rs. 87,25,353/- (Rupees Eighty-Seven Lakhs Twenty-Five Thousand Three Hundred Fifty-Three Only)	Rs. 5400000/- (Rupees Fifty-Four Lakhs Only) Earnest Money Deposit (EMD) : Rs. 540000/- (Rupees Five Lakhs & Forty Thousand Only)

Description Of The Immovable Property/ Secured Asset : SCHEDULE OF THE PROPERTY : All that pieces and parcel of 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. and Dist. Nagpur - 440025. Boundaries: North – By Plot No.6 South - Plot No.8 East – By 9.14 M Wide Road West – By Other Layout.

Date Of Inspection : 2nd Feb 26 11:00-15:00	EMD Last Date : 05th Feb 26 till 05:00 PM	Date/ Time of E-Auction 06th Feb 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 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 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. 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: 354625 and see the NIT Document) (<https://sarfaesi.auctiontiger.net>)

Place: Nagpur
Date : 17.01.2026

SD/-, Authorized Officer