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 ("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 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. RLELNAG000431675 Branch: Nagpur - 1. Mr. Bhagwan Bansilal Khubnani 2. Mobile Market 3. Hema Bhagwandas Khubnani 4. Vijay Anilkumar Ahuja	29-07-2025 & Rs. 27,95,579/- (Rupees Twenty-Seven Lakhs Ninety-Five Thousand Five Hundred & Seventy-Nine Only) has become due and payable as on 17/07/2025, Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	10th July 26 Total Outstanding as on 27th Oct 2026 Rs. 35,38,919.72/- (Rupees Thirty-Five Lakhs Thirty-Eight Thousand Nine Hundred Nineteen and Seventy-Two Paise Only)	Rs. 16,50,000/- (Rupees Sixteen Lakhs & Fifty Thousand Only) Earnest Money Deposit (EMD) : Rs. 1,65,000/- (Rupees One Lakh Sixty-Five Thousand Only)
Description Of The Immovable Property/ Secured Asset : Schedule-"A-II" Description Of Property -The Residential Flat No. 401 (Fourth Floor) Of Sai Prasad Apartment "Standing On Plot No. 15,16,17, Survey No. 192, Mouja Borgaon (Meghe) Admeasuring After Amalgamation About 8445.09 Sqft Equal To 784.96 Sqmt. Residential Flat No. 401 Having Super Built Up Area Is 82.36 Sqmt. Equal To 897 Sqft The Land Of Plot Is Portion Of Survey No. 192 Mouja Borgaon (Meghe) Tah. Wardha, Distt. Wardha With 3.70% I.e 29.25 Sqmt. Of Undivided Share And Interest In The Plot Of Land. Within The Limit Of Grampanchayat Borgaon(Meghe) Bounded As Under: On East By: Flat 404, On North By: Flat No. 406, On West By: Staircase & Building Margin Space, On South By: Flat No. 402			
(Loan A/C No. RLELNAG000410037 Branch: Nagpur 1. Murli Manohar Restaurant 2. Sanjay Rameshchandraji Sharma, 3. Anita Manoj Sharma 4. Sushil Rameshchandraji Sharma, 5. Sangita Sanjay Sharma, 6. Yash Manoj Sharma 7. Kapil Sanjay Sharma	06-12-2024 & Rs. 1,98,38,406/- (Rupees One Crore Ninety-Eight Lakh Thirty-Eight Thousand Four & Hundred Six Only) has become due and payable as on 25/11/2024 Bid Incremental : Rs. 40,000/- (Rupees Forty Thousand Only)	12th Jan 2026 Total Outstanding as on 27th Oct 2026 Rs. 2,59,85,340.12/- (Rupees Two Crores Fifty-Nine Lakhs Eighty-Five Thousand Three Hundred Forty and Twelve Paise Only)	Rs. 3,02,10,500/- (Rupees Three Crore Two Lakh Ten Thousand & Five Hundred Only) Earnest Money Deposit (EMD) : Rs. 30,22,000/- (Rupees Thirty Lakh Twenty-Two Thousand Only)
Description Of The Immovable Property/ Secured Asset : Owned By Mortgagor No. 1: - A) Shri. Kapil S/0 Sanjay Sharma And B) Shri. Yash S/0 Manoj Sharma: All That Piece & Parcel Of Plot No. 18 Adm. 450 Sq. Mtrs. & Plot No. 22 Adm. 522.50 Sq. Mtrs. (Total Adm. 972.50 Sq. Mtrs..) Bearing Survey No. 335/2 Araji. 0.81hr In The Layout Of Bhagawan Sahaya Nagar, Of Mouza Badnera, Tah & Dist. Amravati And Bounded As: Plot No 18: North-Road, South- Layout Road, East-Plot No. 17, West-Plot No 12 Plot No 22: North- Survey No. 335/1, South- Layout Road, East- Plot N0. 21, West- Naivadam Risord			
Date Of Inspection : 05th Dec 2026 11:00-15:00	**EMD Last Date : 10th Dec 2026 11:00-17:00**	**Date/ Time of E-Auction 11th Dec 2026 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: HDFC0001119.

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1. 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.
2. 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**
3. **For further details and queries, contact Authorized Officer: Mr. Ishwar Bhute – (Mob: 9764578677)**
4. **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: 380017 & 380018 and see the NIT Document) (https://sarfaesi.auctiontiger.net.)

Place: Nagpur
Date : 31.10.2026

SD/-, Authorized Officer