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 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 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. RHHLNAG130044992 & RHHTNAG130044995 Branch: Nagpur 1. NITIN GOEL 2. KOMAL NITIN GOEL	27 March 2026 & Rs. 49,13,632.07/- (Rupees Forty-Nine Lakhs Thirteen Thousand Six Hundred Thirty-Two and Seven Paise Only) has become due and payable as on 25/03/2026 Bid Incremental : Rs. 30,000/- (Rupees Thirty Thousand Only)	19th Aug 2026 Total Outstanding as on 29th Oct 2026 Rs. 53,88,321.37/- (Rupees Fifty-Three Lakhs Eighty-Eight Thousand Three Hundred Twenty-One Rupees and Thirty-Seven Paise Only)	Rs. 59,43,000/-(Rupees Fifty-Nine Lakhs & Forty Three Thousand Only) Earnest Money Deposit (EMD) Rs. 5,94,300/- (Rupees Five Lakhs Ninety-Four Thousand & Three Hundred Only)
Description Of The Immovable Property/ Secured Asset : ALL THAT PEIECE AND PARCEL OF PROPERTY APARTMENT NO. 401 & 402 ON FOURTH FLOOR, COVERING A BUILT- UP AREA OF 42.420 SQ. MTRS EACH, OF A BUILDING CONSTRUCTED IN THE SAID PLOT OF LAND KNOWN AS "A J HORIZON", UNDIVIDED 12.50% SHARE IN LAND IN EACH FLAT, SHARE AND INTEREST IN THE SAID PLOT NO. 52A & 52B ADMESURING ABOUT 153.369 SQ. MTRS AND 186.593 SQ. MTRS RESPECTIVELY, KH. NO.133,134/1,134/2 & 135/2, CITY SURVEY NO. 225, SHEET NO. 67, IN THE LAYOUT EROS CO-OPERATIVE HOUSING SOCIETY LTD, NMC HOUSE NO.3080/A/52A+B, WARD NO. 27, MOUZA- ZINGABAI TAKLI, SITUATED AT KORADI ROAD, NAGPUR- 440030 BOUNDED AS UNDER- EAST- 25 FT. ROAD, WEST- PLOT NO.27 NORTH-NALLAH, SOUTH-PLOT NO.52			
(Loan A/c No. RHLPNAG140048803 Branch: Nagpur 1. PRASHANT NANDKISHOR RANDIVE 2. CHITRA NANDKISHORE RANDIVE	11th Aug 2025 & Rs.71,95,332/- (Rupees Seventy-One Lakh Ninety-Five Thousand Three Hundred Thirty-Two only) has become due and payable as on 06/08/2025, Bid Incremental : Rs. 30,000/- (Rupees Thirty Thousand Only)	29th Jun 2026 Total Outstanding as on 29th Oct 2026 Rs. 92,96,778.89/- (Rupees Ninety-Two Lakhs Ninety-Six Thousand Seven Hundred Seventy-Eight & Eighty-Nine Paise Only)	Rs. 1,27,85,000/- (Rupees One Crore Twenty-Seven Lakhs & Eighty- Five Thousand Only) Earnest Money Deposit (EMD) Rs. 12,78,500/- (Rupees Twelve Lakhs Seventy-Eight Thousand & Five Hundred Only)
Description Of The Immovable Property/ Secured Asset : Mortgage of immovable property situated at LAND CITY SURVEY NO. 179/1B, H NO. 396, WARD NO. 18, SHEET NO. 239, NAIK ROAD, NEAR GAJANAN MANDIR, MOUZA NAGPUR 440002.			

Date Of Inspection :	EMD Last Date :	Date/ Time of E-Auction
10th Dec 2026 11:00-15:00	15th Dec 2026 11:00-17:00	16th 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 – 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:-

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. Ratnaghosh Raul - Mob: 7350885674**
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: 380538 & 380539 and see the NIT Document) (https://sarfaesi.auctiontiger.net.)

Place: Nagpur Date : 06.11.2026

SD/-,Authorized Officer