

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

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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))

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 ("AILL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILL 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. RHAHNAG000061787 Branch: Nagpur 1. Parshuram Wajantri 2. Laxmi Parshuram Wajantri	21 Jan 2025 & Rs. 22,87,864/- (Rupees Twenty-Two Lakhs Eighty-Seven Thousand Eight Hundred Sixty-Four Only) as on 20/12/2024 Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	28th Apr 2026 Total Outstanding as on 26th Aug 2026 Rs. 25,43,113.70/- (Rupees Twenty-Five Lakhs Forty-Three Thousand One Hundred Thirteen Rupees and Seventy Paise Only)	Rs. 22,79,000/- (Rupees Twenty-Two Lakhs Seventy-Nine Thousand Only) Earnest Money Deposit (EMD) : Rs. 2,28,000/- (Rupees Two Lakhs Twenty-Eight Thousand Only)
Description Of The Immovable Property/ Secured Asset : ALL THAT Undivided 2.675% proportionate share and interest in all that piece and parcel of land being a part or portion of entire land bearing Kh.No. 179/2, admeasuring area 0.17 H.R. (1700.00 Sq.Mtrs.) in the R.C.C. Structured Residential Apartment/Flat No. S-12, on Second Floor, built-up area of 56.285 Sq. Mtrs. having in the building named as styled as "SHREE SAI RESIDENCY" situated at Mouza WADI, Ward No.7, within the limits of Nagar Parishad, in at Tahsil-Nagpur (Rural) and Dist. Nagpur together with all the right of way, easements and all to her rights etc, belonging or appurtenant thereto without any litigations of reservations whatsoever and the said Kh.No. 179/2 are bounded as under: On the Eastern side: 30 Feet Wide Road, On the Western side: Land Kh.No.180. On the Northern side: Govt. Road & Shahu Layout, On the Southern side: Land of Khasra No 179/1 Belonging to Prakash Ikhanekar.			
(Loan A/C No. RHLPNAG000036801 & RHLPNAG000035044 Branch: Nagpur 1. Santosh D Chinchulkar 2. Kamla Dayaram Chinchulkar	17 August 2023 & Rs. 16,38,950/- (Rupees Sixteen Lakh Thirty-Eight Thousand Nine Hundred Fifty Only) Bid Incremental Rs. 20,000/- (Rupees Twenty Thousand Only)	03rd Jan 2026 Total Outstanding as on 26th Aug 2026 Rs. 28,92,479.38/- (Rupees Twenty-Eight Lakhs Ninety-Two Thousand Four Hundred Seventy-Nine Rupees and Thirty-Eight Paise Only)	Rs. 24,10,000/- (Rupees Twenty Four Lakhs and Ten Thousand Only) Earnest Money Deposit (EMD): Rs. 2,41,000/- (Rupees Two Lakh Forty-One Thousand Only)
Description Of The Immovable Property/ Secured Asset : All The Pieces And Parcel Of Property Bearing Gala No MIG 44 In 50/61, Kh No 2 4/1 4/2 4/3, Ph No 5a, Ward No 3, House No 115/903, Mhada Colony Mouza Deviameti, Nagpur Maharashtra-440023.			
(Loan A/c No. RHHLNAG130020593 & RHHTNAG000033612 Branch: Nagpur 1. Saroj Clive Anthony 2. Clive Edward Anthony	19 Nov 2024 & Rs. 47,49,239/- (Rupees Forty-Seven Lakhs Forty-Nine Thousand Two Hundred and Thirty-Nine Only) Bid Incremental : Rs. 20,000/- (Rupees Twenty Thousand Only)	13th Oct 2025 Total Outstanding as on 26th Aug 2026 Rs. 65,72,916.68/- (Rupees Sixty-Five Lakhs Seventy-Two Thousand Nine Hundred Sixteen Rupees and Sixty-Eight Paise Only)	Rs. 75,76,000/- (Rupees Seventy-Five Lakhs Seventy-Six Thousand Only) Earnest Money Deposit (EMD): Rs. 7,57,600/- (Rupees Seven Lakhs Fifty-Seven Thousand Six Hundred Only)
Description Of The Immovable Property/ Secured Asset : All Those Piece And Parcels Of Duplex No 83a, 2nd And 3rd Flr Lokvihar, Orange City Park P No 68 To 95 Kh No47/1, And 46 Ph No 16 Mz Yerkhedga Nagpur, Wadoda Road 441104. North - Residency Duplex No.84, South - Residency Duplex No.82, East - 9mtrs Layout Road, West - Residency Duplex No.80			
Date Of Inspection : 03rd Oct, 2026 11:00-16:00		EMD Last Date : 08th Oct, 2026 till 5:00 PM	Date/ Time of E-Auction 09th Oct, 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:-

- 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: 375423, 375424 & 375426 and see the NIT Document) (<https://sarfaesi.auctiontiger.net>.)

Place: Nagpur
Date : 30.08.2026

SD/-, Authorized Officer



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