

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 ("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 (Maharashtra) and Branch Office at- **Authum Investment & Infrastructure Limited, 2nd Floor, Guru Arcade, Plot No 153, Ramgopal Maheshwari Marg, Zone-01, MP Nagar, Bhopal-462011** 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 properties 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: www.bankeauctions.com.

Borrower(s) /Co-borrower(s) /Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
		Total Outstanding	
Loan A/c No. RLLPBH000307696 RLLPBH000311080 Branch: BHOPAL RAJESH KUMAR FABYANI JAYA FABYANI	01 FEBRUARY 2022 & RS. 1,42,99,976/- [Rupees One Crore Forty-Two Lacs Ninety-Nine Thousand Nine Hundred Seventy-Six Only]	22 FEB. 2024 Total Outstanding as on 20th May 25 Rs. 2,51,69695/- (Rupees Two Crore Fifty-One Lakhs Sixty-Nine Thousand Six Hundred and Ninety-Five Only)	Rs. 40,00,000/- (Rupees Forty Lakhs Only) Earnest Money Deposit (EMD) Rs. 400,000/- (Rupees Four Lakhs Only) Bid Incremental: Rs. 30,000/- (Rupees Thirty Thousand Only)

Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of The Property I.E. Shop Com Gowdown No. 12, Basement, Sardar Tower, Guldiyai Mohalla, Bhopal, Tehsil Huzur, District Bhopal, Madhya Pradesh- 462001. And Bounded By East-Road, North- Seller's Godown And Common Passage, West- Godown No.11, South- Water Tank And Godown No.11.

Loan A/c No. RLALBH000335129, RLALBH000322261 RLALBH000322176 Branch: BHOPAL MR. ANIL KUMAR RATHORE MRS. RAJNI RATHORE	19th JAN 2023 & Rs. 2,18,71,433/- (Rupees Two Crore Eighteen Lacs Seventy-One Thousand Four Hundred Thirty-Three only)	09th JUL 24 Total Outstanding as on 20th May 25 Rs. 30507632/- (Rupees Three Crore Five Lakhs Seven Thousand Six Hundred and Thirty-Two Only)	Rs. 1,36,00,000/- (Rupees One Crore Thirty-Six Lakh Only) Earnest Money Deposit (EMD) Rs. 13,60,000/- (Rupees Thirteen Lakh Sixty Thousand Only) Bid Incremental: Rs. 100000/- (Rupees One Lakh Only)
--	--	--	--

Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of Commercial Property [Land + Construction Thereon] In Respect Of The Diverted Land Revenue Survey No. 447/4 Area 10000 Sq. Ft. Situated At Village Lasudia Vijay Singh, Tehsil Ashta District Sehore, Madhya Pradesh, And Bounded As Followings : On The East By- Land Of Puransingh, Kishorilal, On The West By- Kannod Road, On The North By- Land Of Puransingh Mother, On Or The South By - Land Of Kamla Bai Kushwah.

Date of Inspection :- 24th Jun 25 11:00-17:00	EMD Last Date : 03rd Jul 25 Till 05:00 PM	Date/ Time of E-Auction : 04th Jul 2025 11:00-13:00
Mode Of Payment: - All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at BHOPAL 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:99999917071990, 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 C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email – Support@bankeauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
- For further details and queries, contact the Authorized Officer. Manish Tiwari – (Ph: 7000500140)
- 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.

Place: - Madhya Pradesh / Date :30.05.2025

SD/-,Authorized Officer