

## 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, DDB.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 ("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** 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 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: [www.bankeauctions.com](http://www.bankeauctions.com).

Borrower(s)/ Co-ororrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession Total Outstanding	Reserve Price / Earnest Money Deposit
Loan A/c No. RHLPBH0000023770 Branch: BHOPAL 1 DILIP SHIVHARE 2 KALPANA AGARWAL	23/07/2021 – Rs. 31,54,995/- (Rupees Thirty-One Lakh Fifty-Four Thousand Nine Hundred Ninety-Five Only) as on 29th June, 2021 Bid Incremental : Rs. 100,000/- (Rupees One Lakh only)	08-11-2024  Total Outstanding as on 06/05/2025  Rs. 66,51,159.39/- (Sixty-Six Lakh Fifty-One Thousand One Hundred Fifty-Nine Rupees and Thirty-Nine Paise)	Rs. 59,42,500/- (Rupees Fifty-Nine Lakh Forty-Two Thousand Five Hundred Only)  Earnest Money Deposit (EMD) Rs. 594250/- (Rupees Five lakh Ninety-Four Thousand Two Hundred Fifty Only)

**Description Of The Immovable Property/ Secured Asset :** All that piece and parcel of immovable property bearing property situated at Flat No.201 on Second Floor, Block No.2nd, HIG A Type, comprising of an area 88.79 Sq. Mtr., which is a part of land revenue survey no.151/3/1/1Ka, 496-150-Gha, 496/150-Pa, 151/3/1/6, 151/3/1/8, 151/3/1/10, 151/3/1/14, 151/3/1/17, 151/3/1/18, 151/3/1/40, 151/3/1/14, 151/3/1, 151/4/1/1, 496/150Ka/1/1, 496/150Ka/2, 496/150Ka/3 situated at Blue Sky Apartment, Akriti Eco City, Village Bawadia Kalan, Tehsil Huzur, District Bhopal which is bounded in East By: Open in West By: Passage, in North By: Open and in South By: Flat No.202(A).

<b>Loan A/c No.</b> <b>RHHLBHO000023768 &amp;</b> <b>RHHTBHO000023769</b> <b>Branch: BHOPAL</b> <b>1 DILIP SHIVHARE</b> <b>2 KALPANA AGARWAL</b>	<b>23/07/2021 -</b> <b>Rs.1,93,36,063/-</b> (Rupees One Crore Ninety-Three Lakhs Thirty-Six Thousand Sixty-Three Only) <b>As On 29th June, 2021</b> <b>Bid Incremental - Rs. 100,000/-</b> (Rupees One Lakh Only)	<b>09-12-2024</b>  <b>Total Outstanding as on</b> <b>06/05/2025</b>  <b>Rs. 3,73,52,436.38/-</b> (Three Crore Seventy-Three Lakh Fifty-Two Thousand Four Hundred Thirty-Six Rupees and Thirty- Paise)		<b>Rs. 2,75,00,000/-</b> (Rupees Two Crore Seventy Five Lakhs Only)  <b>Earnest Money Deposit (EMD)</b> <b>Rs. 27,50,000/-</b> (Rupees Twenty Seven Lakh Fifty Thousand Only)
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**Description Of The Immovable Property/ Secured Asset :** All that piece and parcel of immovable property bearing property situated at Bungalow No. Gold Villa-05, comprising of Plot area 314.16 Sq. Mtr., which is a part of land revenue survey no. 496/150BH, 496/150MA,496/150B situated at Akriti Eco City, Village Bawadia Kalan, Tehsil Huzur, District Bhopal which is bounded in East By: Gold Villa-04, in West By: Other's Land, in North By: Road and in South By: Other's Land.

<b>Loan A/c No.</b> <b>RHHLBHO000024862</b> <b>Branch: BHOPAL</b> <b>1 DILIP SHIVHARE</b> <b>2 KALPANA AGARWAL</b>	<b>23/07/2021 –</b> <b>Rs. 44,09,300/-</b> (Rupees Forty-Four Lakh Nine Thousand and Three Hundred Only) as on 29 June 2021 <b>Bid Incremental :</b> <b>Rs. 20,000/-</b> (Rupees Twenty Thousand Only)	<b>28-10-2024</b>  <b>Total Outstanding as on</b> <b>06/05/2025</b>  <b>Rs. 85,66,903.13/-</b> (Eighty-Five Lakh Sixty-Six Thousand Nine Hundred Three Rupees and Thirteen Paise)		<b>Rs. 4600000/-</b> (Rupees Forty-Six Lakh Only)  <b>Earnest Money Deposit (EMD) :</b> <b>Rs. 460000/-</b> (Rupees Four Lakh Sixty Thousand Only)
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**Description Of The Immovable Property/ Secured Asset :** All that piece and parcel of immovable property bearing property situated at Flat No.501 Type Aster Royal, Building No. 01, on Fifth Floor, comprising of an super built up area 1900.00 Sq. Ft., constructed over land revenue survey no.153/1/1, 153/3/1 & 153/4/1/1 situated at Aster Royal Apartment, Akriti Eco City, Village Bawadia Kalan, P.H. No. 42/50, R.N.M.04, Vikas Khand Fanda, Tehsil Huzur, District Bhopal which is bounded in East By: Open in West By: Passage, in North By: Open and in South By: AR-01-502

<b>Date of Inspection : 11/06/2025</b> <b>11:00-15:00</b>	<b>EMD Last Date : 16/06/2025</b> <b>till 05:00 PM</b>	<b>Date/Time of E-Auction : 17/06/2025</b> <b>12:00 - 14:00</b>
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**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 Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071983, 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 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 **Authorized Officer: Mr. Ranjeet Kumar Dubey – (Ph: 9324671175)**
- This publication is also **30 (Thirty) days** notice to the Borrower / Mortgage / 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: 195451, 195454 and 195455 see the NIT Document) (<https://www.bankeauctions.com>)**