

**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 to 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: M-12 to 16, Ground Floor, Commerce House, 7 Race Course Road, (R.S. Bhandari Marg), Indore 452001 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.bankauctions.com.

Borrower(s) /Co-ororrower(s) /Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
		Total Outstanding	
Loan A/c No. RLALIND000349185 RLELIND000402099 Branch: INDORE 1. ANAND KELOTRA 2. PURUSHOTTAM KELOTRA 3. RAMCHANDRA KELOTRA 4. ARCHANA KELOTRA	24th JAN 2022 & Rs. 58,03,835/- (RUPEES FIFTY- EIGHT LAKHS THREE THOUSAND EIGHT HUNDRED THIRTY- FIVE ONLY)	27th MAR 2024  Total Outstanding as on 23rd May 2025  Rs. 9949247/- (Rupees Ninety-Nine Lakhs Forty-Nine Thousand Two Hundred and Forty-Seven Only)	Rs. 2,59,00,000/- (Rupees Two Crore Fifty-Nine Lakhs Only) Earnest Money Deposit (EMD) Rs. 2,59,00,000/- (Rupees Two Lakhs Fifty-Nine Thousand Only) Bid Incremental: Rs. 100000/- (Rupees One Lakh Only)

**Description Of The Immovable Property/ Secured Asset :** All Piece And Parcel Of The Property In Respect Of The Diverted Land Of Survey No. 394/1, Village Kodariya, Tehsil Mhow, Indore Madhya Pradesh Measuring Area 0.832 Hect. And Bounded By (As Per Registered Mortgaged Deed) East- Other Agri Land, North- Other House, West- Patalpani Road, South- Other Agri Land.

Loan A/c No. RLALIND000349538 Branch: INDORE (1) MR. DARSHAN SONI (2) MRS. MADHAVI SONI (3) MR. RAJENDRA KUMAR SONI (4) MRS. RITA SONI (5) MR. VIVEK SONI (6) MR. KIRITI KUMAR SONI (7) MR. CHANDRA KANT SONI (8) MRS. RADHIKA SONI (9) MRS. SHUSHILA SONI	22nd Mar 19 & Rs. 2,31,69,345/- (Rupees Two Crore Thirty-One Lacs Sixty- Nine Thousand Three Hundred Forty-Five Only)	10th Mar 2025  Total Outstanding As On 30th Apr 25 Rs. 5,63,10,766/- (Rupees Five Crore Sixty- Three Lakhs Ten Thousand Seven Hundred and Sixty-Six Only)	Rs. 5,52,00,000/- (Rupees Five Crore Fifty-Two Lakhs Only) Earnest Money Deposit (EMD) Rs. 55,20,000/- (Rupees Fifty Lakhs Twenty Thousand Only) Bid Incremental: Rs. 100000/- (Rupees One Lakh Only)
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**Description Of The Immovable Property/ Secured Asset :** All Piece And Parcel Of The Residential Property I.E. Diverted Land Of Survey No. 256/3/2 & 256/4/2 Total Measuring 0.156 Hect, Village Kelodhala Indore Mp 452001, Bounded As Under; East- Flat No. Land Of Roopsingh, West- Land Of Gangabai Gupta, North- Road, South- Land Of Smt. Radhabai & Ors

Loan A/c No. RLLPIND000253924 RLLPIND000317965 Branch: INDORE (1) AMARLAL BADLANI (2) MR. HONEY BADLANI (3) KALPANA BADLANI THROUGH IT'S LEGAL HEIR MR. SATISH BADLANI (4) KALPANA BADLANI THROUGH IT'S LEGAL HEIR Ms. KRATI BADLANI & (5) MR. SATISH BADLANI	20th Jan 2023 & Rs. 58,61,228/- (Rupees Fifty-Eight Lacs Sixty-One Thousand Two Hundred Twenty-Eight Only)	16.11.2024  Total Outstanding Rs 84,99,630/- (Rupees Eighty-Four Lakhs Ninety- Nine Thousand Six Hundred Thirty Only) as on 10.03.2025	Rs. 77,00,000/- (Rupees Seventy- Seven Lakhs Only) Earnest Money Deposit (EMD) Rs. 770000/- (Rupees Seven Lakhs Seventy Thousand Only) Bid Incremental Rs. 50,000/- (Rupees Fifty Thousand Only)
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**Description Of The Immovable Property/ Secured Asset :** All Piece And Parcel Of The Property In Respect Of The Flat No. 403, Fourth Floor, Panchratna Apartment, Block-B, Plot & House No. 23/2, Manoramaganj, Indore, Super Builtup Area Measuring About 1400 Sq. Ft. With Boundaries As Follows: East- Flat No. 404, West- M.O.S. / Open Space Of The Building, North- M.O.S. / Open Space Of The Building, South- Flat No. 402.

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
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**Mode Of Payment:** - All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at INDORE 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:-**

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 C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email – Support@bankauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
3. For further details and queries, contact the Authorized Officer. Himanshu Dubey – (Mob: 6264205877)
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.

Place:- Indore / Date :30.05.2025

SD/-,Authorized Officer