

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 ("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, C/o. My Branch Services Pvt. Ltd. M-12 to 16, Ground Floor, Commerce House, 7, Race Course Road, Indore, MP - 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.bankeauctions.com.

Borrower(s)/ Co-orowner(s)/ Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
		Total Outstanding	
Loan A/c No. RHCPIND000052547 Branch: INDORE 1 NANDKISHORE ARYA 2 JAIKARA FRUIT BHANDAR 3 RAHUL ARYA	6/11/2018 & Rs. 2698077/- (Rupees Twenty Six lakh Ninety Eight Thousand Seventy Seven Only) Bid Incremental : Rs. 30000/- (Rupees Thirty Thousand Only)	3/7/2024 Total Outstanding as on 20th May 25 Rs. 4714293.23/- (Rupees Forty- Seven Lakhs Fourteen Thousand Two Hundred Ninety-Three and Twenty-Three Paise Only)	Rs. 2948000/- (Rupees Twenty Nine Lakh Forty Eight Thousand Only) Earnest Money Deposit (EMD) : Rs. 294800/- (Rupees Two Lakhs Ninety Four Thousand & Eight Hundred Only)

Description Of The Immovable Property/ Secured Asset : Unit Lg-01, Lower Ground Floor, Heera Dham Apartment, Plot No. 08, Gali No 05, Malharganj, The & Dist Indore, Madhya Pradesh-452001

Loan A/c No. RHLIND000024733 Branch: INDORE KAILASH CHOUHAN SANGEETA CHOUHAN	22-07-2016 & Rs. 32,03,470/- (Rupees Thirty- Two Lakh Three Thousand Four Hundred and Seventy Only) Bid Incremental : Rs. 30000/- (Rupees Thirty Thousand Only)	26-10-2018 Total Outstanding as on 20th May 25 Rs. 12184713.67/-(Rupees One Crore Twenty-One Lakhs Eighty- Four Thousand Seven Hundred Thirteen and Sixty-Seven Paise)	Rs. 2916000/- (Rupees Twenty Nine Sixteen Thousand Only) Earnest Money Deposit (EMD) : Rs. 291600/- (Rupees Two Lakh Ninety One Thousand & Six Hundred Only)
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Description Of The Immovable Property/ Secured Asset : Plot No 26-A Sector-C Jeevan Jyoti Vihar Gram Kali Billod Depalpur Indore Madhya Pradesh-452001

Date of Inspection : 07th Jun 2025 11:00-15:00	EMD Last Date : 09th Jun 2025 till 05:00 PM	Date/Time of E-Auction : 10th Jun 2025 12:00 - 14:00
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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 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 the Authorized Officer. **Mr. RANJEET DUBEY 9324671175**
- This publication is also **15 (Fifteen)** 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: 196144 & 196167 and see the NIT Document) (<https://www.bankeauctions.com>)

Place : Indore
Date : 24.05.2025

SD/-, Authorized Officer