

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2118 E-mail: info@authum.com

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/has also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AII") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AII, 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, Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anjut Atharv Society, Narveen Tanaji Wadi, Shivajinagar, Pune- 411005 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 & 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.bankaeuctions.com.

Borrower(s) / Co-borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price, Earnest Money Deposit / Bid Increment Amount	Total Outstanding
(Loan A/c No. RHLPKOL000042157, RHLPKOL000043108 and RHLPKOL000061175 Branch: Kolkata 1) Almond Infra Projects Private Limited, 2) Poddar Hmp Industries Private Limited, 3) Darjiling Tea Chinchona Association Limited 4) Manoj Poddar	26th Sep 2018 & Rs. 3,43,63,591/- (Rupees Three Crore Forty-Three Lakh Sixty-Three Thousand Five Hundred & Ninety-Only)	16th Jan 2019 Total Outstanding as On Date 08-01-2024	Rs. 5,15,00,000/- (Rupees Five Crore Fifteen Lakh Only) Earnest Money Deposit (EMD) Rs. 6,78,46,981/- (Rupees Six Crore Seventy-Eight Lakh Fifty Thousand Only)	Rs. 51,50,000/- (Rupees Five Crore Forty-Three Lakh Sixty-Three Thousand Five Hundred & Ninety-Only) Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac only)
Description Of The Immovable Property/ Secured Asset : All That Piece or Parcel Of Land Along With Construction Thereon; Land Bearing Industrial Plot Bearing Gat No.609 Hissa No.2, Total Area 0.92 R, PK 0.02 With Assessment 0.66. Pulse Out Of 00 H.22 R. Situated At Village Saswad, Tal- Purandar, District Pune Within The Limit Of Saswad Municipality (Said Plot) Pln- 412301 The Said Property Is Bounded As Follows: On Or Towards East : Survey No. 609/30n On Towards South : Kirloskar Company, On Or Towards West : Survey No. 609/1, On Or Towards North : Saswad Hadapsar Road				
Date of Inspection of property: 14th August 2024	EMD Last Date 20th August 2024 till 5:00 PM	Date/Time of E-Auction: 22nd August 2024 11:00:43:00 hrs.		
Mode of Payment : All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Pune 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: 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@bankaeuctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
 3. For further details and queries, contact Authorised Officer: Mr. Rajdip Mukherjee - Mobile No. 9123073556
 4. 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: 173820 and see the NIT Document) (<https://www.bankaeuctions.com>)

Place : Pune

Date : 05.08.2024

Sd/-
Authorised Officer

Asset Recovery Management Branch

1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004. Phone No. 020-25511034 / 9798032011, 9860033368 Email: cb5208@canarabank.com

Sale Notice

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of

Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged and Movables Assets hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1st Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 28/08/2024 for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank from Borrower. Details of full description of the properties, Reserve Price, EMD and last date to deposit EMD are as follows:

Sl. No	Name of the Borrowers & Guarantors	Outstanding Amt. & Type of Possession	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	M/s Galaxy Construction & Contractor Pvt. Ltd., (Borrower) having registered office at 783/B, Opposite Kamala Nehru Park, Erandwane, Pune-411004 through its Directors/Guarantors : Mrs. Monali Amit Thepade, Mr. Amit Ashok Thepade and Shri Deepak Amruth Gugale and Corporate Guarantor: M/s Galaxy Schemes of M/s Galaxy Construction & Contractor Pvt. Ltd.	Rs. 201,63,80,949.42 (Rupees Two Hundred one Crore Sixty three Lakhs Eighty Thousand Nine Hundred forty nine only) as on 31.12.2023 Type of Possession : Symbolic Possession	Commercial Office Premises No 27, 28, 29 on 3d Floor, Shivam Arcade, Sr No 9415+6, Plot No. 1, Kothrud, Pune.	Rs. 5,40,00,000/-	Rs. 54,00,000/- 26.08.2024 till 05.00 PM	Not Known to Bank
2	M/s Mitsom Enterprises Pvt. Ltd (Borrower) having registered office at Flat No. 1, Vishnuprasad Building, 783/B, Opposite Kamala Nehru Park, Erandwane, Pune -411004 through its directors: Mrs. Monali Amit Thepade, Mr. Govindlal Rammivas Chandak, and Guarantors : Mrs. Monali Amit Thepade, Mr. Govindlal Rammivas Chandak and Mr. Amit Ashok Thepade and corporate guarantor : M/s Galaxy Construction & Contractors Private Limited of M/s Mitsom Enterprises Pvt. Ltd.	Rs. 71,01,21,442.34 (Rupees Seventy One Crore One Lakh Twenty One Thousand Four Hundred Forty two and Palse Thirty Four Only) as on 30.06.2024 plus further interest and charges Type of Possession : Symbolic Possession	Land & Building No. B (Ground + 3 Floors) at CTS No. 768/B, Near Sharmill Chowk, Kumthekar Road, SadashivPeth, Laxmi Road, Pune admeasuring 465 Sq. Mts.(500.26 Sq.ft.) & 766 Sq. Ft. in the name of M/s Galaxy Construction & Contractors Pvt. Ltd.	Rs. 6,20,00,000/-	Rs. 62,00,000/- 26.08.2024 by 5.00 PM	Tenants Right

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager, ARM Branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004. Phone No. 02025511034, 9798032011 & 9860033368, +91 8797280991, +91 9811847413

Date: 01/08/2024, Place: Pune

Authorized Officer, Canara Bank

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

(Formerly known as JM Financial Asset Reconstruction Company Private Limited)

Corporate Identification No: U67190MH2007PLC174287

Regd. Office: 7th Floor, Energy, Appasahab Marathe Marg, Prabhadevi, Mumbai - 400 025, =Authorized Officer: Vaibhav Shetty, Email: vaibhav.shetty@jmfc.com, Mob# +91 9820387460 , Web: www.jmfinancialarc.com

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [see proviso to rule 8(6)]

E-Auction Sale Notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower and/or Guarantor(s) and/or Mortgagor(s) that the below described immovable property/properties mortgaged/charged to JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Real Estate May 2023 -Trust ("JMFC/Secured Creditor") , the physical possession of which has been taken by the authorised officer of the Secured Creditor with the co-operation of the Borrower, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on October 10, 2024 between 11:00 AM to 12:00 PM for recovery of Rs. 126,11,74,291.55/- (Rupees One Hundred Twenty Six Crore Eleven Lakhs Seventy Four Thousand Two Hundred Ninety One and Fifty Five Paise only) as on September 20, 2023 together with further interest and other amounts at the contractual rate mentioned in the loan and security documents from September 21, 2023 till payment due to the Secured Creditor from Marvel Landmarks Private Limited ("Borrower/MLPL"), Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Ankit Umesh Goel, Mr. Ankit Umesh Goel, Mr. Ratnali G Gundesh and MLPL (together "Mortgagor(s)") and Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Ankit Umesh Goel, Mr. Ankit Umesh Goel and Mr. Vishwajeet Jhavar (together "Guarantor(s)").

Detailed description of the property, its Reserve Price and Earnest Money Deposit is as given below:

Property type	Lot No.	(Unit/Flat)	Area (Sq. Ft.)	Owned By	Reserve Price (in Rs. Cr.)	EMD (in Rs. Cr.)	Venue
Residential Flats	1	A302	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
	2	A501	2,910	MLPL	1.83	0.18	www.bankaeuctions.in
	3	E101	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
	4	G101	6,193	MLPL	3.90	0.39	www.bankaeuctions.in
	5	H102	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
	6	K301	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
	7	K302	6,129	MLPL	3.86	0.39	www.bankaeuctions.in
	8	L101	6,129	MLPL	3.86	0.39	www.bankaeuctions.in
	9	L102	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
	10	L301	6,129	MLPL	3.86	0.39	www.bankaeuctions.in
	11	L302	6,995	MLPL	4.41	0.44	www.bankaeuctions.in
Commercial Units	12	P226	1,023	MLPL	0.65	0.07	www.bankaeuctions.in
	13	P231	1,031	MLPL	0.66	0.07	www.bankaeuctions.in
	14	P312	1,813	MLPL	1.16	0.12	www.bankaeuctions.in
	15	P313	1,822	MLPL	1.17	0.12	www.bankaeuctions.in
	16	P314	873	MLPL	0.56	0.06	www.bankaeuctions.in
	17	P315	1,073	MLPL	0.69	0.07	www.bankaeuctions.in
	18	P316	1,000	MLPL	0.64	0.06	www.bankaeuctions.in
	19	P318	1,809	MLPL	1.16	0.12	www.bankaeuctions.in

Forming part of Project "Marvel Sangria" constructed by the Borrower on all that piece and parcel of land or ground admeasuring 55,916.73 sq. mtrs. bearing Plot No. A out of the sanctioned layout in respect of the land admeasuring 67,950 sq. mtrs. bearing Survey No.20/8/1/21/1/22/1/2 (earlier bearing Survey No. 20 Hissa No.81, Survey No. 21 Hissa No. 1, Survey No. 21 Hissa No.1/1, Survey No. 21 Hissa No.1/2, Survey No. 21 Hissa No.1/3, Survey No. 21 Hissa No. 1/4, Survey No.22 Hissa No.1, Survey No.22 Hissa No.1/1, Survey No. 22 Hissa No.1/2, Survey No. 22 Hissa No.1/3, Survey No. 22 Hissa No. 1/4, Survey No. 22 (Part) situated, lying and being at Village Mohammadwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune, and which contiguous block admeasuring 55916.73 sq.mtrs has now been assigned Survey No.20/8/1/22/1/2 - Plot A, and which is bounded as follows that is to say: On or towards the East - By lands out of Survey Nos. 20, 21 and 22, Mohammadwadi. On or towards the South - By