

S.No.09/26

Date: 05.09.2024

E - AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd.
Under
Securitization and Reconstruction of Financial Assets
And
Enforcement of Security Interest Act 2002

Whereas the **Borrower: Mrs.V.Nisha**, W/o. Mr.M.Vijayakumar, **Co-Borrower I: Mr.M.Vijayakumar**, S/o. Mr.Mani, **Co-Borrower II: Mr.V.Sathyan**, S/o Velayutham and **Guarantor: Mrs.P.Sangeetha**, W/o. Mr.Ponnusamy, have borrowed money from Repco Home Finance Limited, **Mettupalayam** Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrower/s failed to repay the loan amount, the Company has issued a **Demand Notice** under Section 13(2) of the Sarfaesi Act, 2002 on **19.05.2023** calling upon them to repay the amount mentioned in the notice vide Loan Account Nos. **1421860000876 & 1421860001619** being **Rs.27,81,506/- & Rs.4,94,055/-** respectively as on **18.05.2023** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing **Possession Notice** under Section 13(4) of the Act on **11.10.2023**.

Whereas the Borrowers having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "**As is where is condition**" and "**As is what is condition**" under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules 2002 for realization of the debts dues to the Company. The dues of the Borrower vide Loan Account Nos. **1421860000876 & 1421860001619** being **Rs.33,65,873/- & Rs.5,89,083/-** respectively as on **31.08.2024**.

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Property No.1**Details of Sale**

Date and Time of E – Auction	22.10.2024, 11.00 A.M -12.00 P.M (with unlimited auto extension of 5 minutes)
EMD (10% of Reserve Price)	Rs.2,97,000/- (Rupees Two Lakhs and Ninety Seven Thousand only)
Reserve Price	Rs.29,70,000/- (Rupees Twenty Nine Lakhs and Seventy Thousand only)
Last date & time for submitting E – Tenders	21.10.2024, 04.00 P.M
Minimum bid increment amount	Rs.25,000/-

Description of property

All the piece and parcel of land situated at Coimbatore Registration District, Vadavalli Sub-Registration District, Coimbatore North Taluk, Village No.22, Nanjundapuram Village, Majara Varapalayam Natham, comprised in Survey No.310, out of 2317 sq.ft., the Eastern part of 1150 sq.ft. (ie, 106.84 sq.mtr. or Ac. 0.02 cents 279 sq.ft.) is bounded as follows:

North of : East – West Street
 East of : Western portion purchased by V.Sathiyam
 South of : House of Menaka & others and vacant land
 West of : House of Somasundaram & Aandalammal

Admeasuring;

East – West on North : 32'06"
 East – West on South : 31'
 South – North on East : 35'
 South – North on Wes t: 37'

Totally, 1150 sq.ft. of land with all easement rights in roads and all other appurtenances thereto. The property is lying within the limits of No.22, Nunjundapuram Village Panchayat.

Property No.2**Details of Sale**

Date and Time of E – Auction	22.10.2024, 11.00 A.M -12.00 P.M (with unlimited auto extension of 5 minutes)
EMD (10% of Reserve Price)	Rs.2,59,300/- (Rupees Two Lakhs Fifty Nine Thousand and Three Hundred only)
Reserve Price	Rs.25,93,000/- (Rupees Twenty Five Lakhs and Ninety Three Thousand only)
Last date & time for submitting E – Tenders	21.10.2024, 04.00 P.M
Minimum bid increment amount	Rs.25,000/-

Description of property

All the piece and parcel of land together with building situated at Coimbatore Registration District, Gandhipuram Sub-Registration District, Coimbatore North Taluk, Sanganur village, comprised in Survey No.35, bearing Site No.17 part, measuring 427 sq.ft., bearing Door No.59, Ramasamy Street, is bounded as follows:

North of : House of Vasudevan & Nataraj and 2¼ feet common lane

South of : V.Ramasamy Street

East of : House of Amsaveni & Sangeetha

West of : House of Kannan and 3 feet common lane

Admeasuring;

East – West on both sides : 10'

North – South on both sides : 42'7"

Totally, 427 sq.ft. with all easement rights in roads and all other appurtenances thereto. The property is lying within the limits of Sanganur Panchayat.

Terms and Conditions of E – Auction

1. The Tender form can be collected from Repco Home Finance Limited, **Mettupalayam Branch** during office hours on all working days.

2. The intending bidders of the property should send their bids in the prescribed tender form in a closed cover along with EMD of 10% of the reserve price by means of RTGS / NEFT / DD / Banker's Cheque drawn in favour of "**Repco Home Finance Limited**" payable at **Mettupalayam** or on the website **www.bankauctions.in** Tender form not in the prescribed format will not be accepted.
3. The EMD amount is refundable **without interest** to the bidder if the bid is not successful.
4. Offer without EMD and below the reserve price will be rejected.
5. The EMD amount shall be liable for forfeiture without any prior notice, if the successful bidder fails to adhere to the terms of sale.
6. After opening the tenders, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, interest bidding amongst themselves to enhance the offer price.
7. The successful bidder shall deposit 25% of the bid amount (inclusive of EMD) immediately after auction on the same day or not later than next working day of sale in cash or DD as above and the balance bid amount within 15 days from the date of confirmation of sale. In case of default, all amounts deposited till then shall be forfeited to the secured creditor and the property shall be resold without giving notice.
8. The successful bidder should bear the charges / fees payable for conveyance such as Stamp duty, Registration fees etc. as applicable as per law.
9. The successful bidder will bear the statutory dues / taxes / charges / Property Tax / EB applicable as per law and Income Tax Laws.
10. The Authorized Officer has absolute right to accept or reject tender or bid any or all the offers and adjourn / postpone / cancel the auction without assigning any reason thereof and also to modify any terms and conditions of this sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.
11. The sale is subject to confirmation by the Company.
12. The property will be sold in "**AS IS WHERE IS CONDITION**" and "**AS IS WHAT IS CONDITION**". The intending bidder should satisfy himself about condition / status / Title etc., of the property and no representations and warranties are given by the Company relating to encumbrances & statutory liabilities etc.

13. No other prior encumbrance / charge in respect of the property have come to the knowledge and information of the company. The company will not be held responsible for any charge, lien and encumbrance, property tax or any other dues, etc., to the Govt. or anybody in respect of the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / statutory and other dues / affecting the property prior to submitting their bid. The other encumbrances, if any should be cleared by the purchaser of the property concerned.
14. We draw your attentions to Sec 13(8) of the Securitization Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by the Borrower/s at any time before the date fixed for sale or transfer of the secured asset.
15. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. The bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same. In case of any sale / transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.
16. For E – Auction procedure, please contact **M/s.4Closure, Mr.M.Dinesh – 8142000735 & 8142000061.**
17. For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Mettupalayam** Branch, on all working days between 10 A.M to 5 P.M. Contact Nos. **04254221357 & 9445195904.**



Authorized Officer



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S.No.09/26

Date: 05.09.2024

To,

Mrs.V.Nisha – Borrower

W/o. Mr.M.Vijayakumar,
No.58/111, V.Ramasamy Street,
Rathinapuri Post,
Coimbatore – 641027

Also at,

M/s. New Star Ladies Fashion Designer,
No.51/A, Chinna Thambi Street,
Rathanapuri Post,
Coimbatore – 641027

Also at,

No.315/9, Jeevandam Road,
Near Saraswathi Theater,
Rathinapuri, Coimbatore – 641027

Also at,

Varapalayam, Nanjundapuram,
Vadavalli Village,
Coimbatore – 641041

Mr.M.Vijayakumar - Co-Borrower I

S/o. Mr.Mani,
No.58/111, V.Ramasamy Street,
Rathinapuri Post,
Coimbatore – 641027

Also at,

M/s. Sree Annapoorani Tent House,
No.59/111, V.Ramasamy Street,
Rathinapuri Post,
Coimbatore – 641027

Also at,

No.315/9, Jeevandam Road,
Near Saraswathi Theater,
Rathinapuri, Coimbatore – 641027

Also at,

Varapalayam, Nanjundapuram,
Vadavalli Village,
Coimbatore – 641041

Mr.V.Sathyan – Co-Borrower II

S/o. Velayutham,
No.315/9, Jeevandam Road,

Near Saraswathi Theater,
Rathinapuri,
Coimbatore – 641027

Also at,

M/s. New Star Ladies Fashion Designer,
No.51/A, Chinna Thambi Street,
Rathanapuri Post,
Coimbatore – 641027

Also at,

Varapalayam, Nanjundapuram,
Vadavalli Village,
Coimbatore – 641041

Mrs.P.Sangeetha – Guarantor

W/o. Mr.Ponnusamy,
No.60/113, V.Ramasy Gounder Street,
Rathinapuri, Coimbatore – 641027

Also at,

M/s. Sahyadhri Advisory Services,
No.9/7/E, Ground Floor,
V.K.R Nagar, Sathi Main Road,
Gandhipuram, Coimbatore – 641012

Sub: 1st E – Auction Sale Notice – Loan A/c. Nos. 1421860000876 & 1421860001619

Dear Sir,

This is to inform that the Authorized Officer has issued E – Auction Sale Notice dated 05.09.2024 fixing the Reserve price as Rs.29,70,000/- for Property No.1 and Rs.25,93,000/- for Property No.2 and the E – Auction has been scheduled to be held on 22.10.2024. The E – Auction Sale Notice has been enclosed herewith.



Authorized Officer

Encl: E – Auction Sale Notice



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Corporate Office : 3rd Floor, Alexander Square, New No : 2 (Old No. 34 & 35) Sardar Patel Road, Guindy, Chennai - 600 032.

Phone : 044-42106650 Fax : 044 - 42106651 E-mail : co@repcohome.com, www.repcohome.com

Registered Office : 'REPCO TOWER', No. 33, North Usman Road, T.Nagar, Chennai - 600 017. Phone : 044 - 28340715 / 4037 / 2845