

**S.No.04/47**

**Date: 23-04-2024**

**E - AUCTION SALE NOTICE**

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

Whereas **Borrower: Mr.P.Preeja** S/o.Ponnappan and **Co-Borrower: Mr.N.Sivakumar** S/o.Natarajan, have borrowed money from Repco Home Finance Limited, **Coimbatore Branch** against mortgage of the immovable property more fully described in the schedule hereunder, Since the borrowers has not repaid the amount the company has issued a **Demand Notice** under Section 13(2) of the SARFAESI Act, 2002 on **21-11-2023** calling upon them to repay the amount mentioned in the notice being vide **Loan Account No. 1221870004079** being **Rs. 29,08,690/-** as on **17-11-2023** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the borrower, co-borrowers & guarantor 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 on **14-02-2024** under Section 13(4) of the Act.

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 being vide **Loan Account No. 1221870004079** being **Rs.28,38,279/-** as on **20-04-2024**.

**DETAILS OF SALE**

<b>Date and Time of E-Auction</b>	07-06-2024, 11.00 A.M -12.00 P.M (with unlimited auto extension of 5 minutes)
<b>EMD (10% of Reserve Price)</b>	Rs.5,62,300/- (Rupees Five Lakhs Sixty Two Thousand and Three Hundred only)
<b>Reserve Price</b>	Rs.56,23,000/- (Rupees Fifty Six Lakhs and Twenty Three Thousand only)
<b>Last Date &amp; time for submitting E-Tenders</b>	06-06-2024, 04.00 P.M
<b>Minimum bid increment amount</b>	Rs.50,000/-

**Description of Property****ITEM I (Belonging to Mr.R.Ashok)**

In Coimbatore Registration District, Ganapathy Registration Sub- District, Coimbatore North Taluk, in Ganapathy Village, the dry land of an extent of 3.51 Acres in S.F.No.528/1A. In this, the land of an 0.28 Acre bounded on the :-

**Boundaries:-**

North by : The Item II Land of 0.40Acre belonging to R.Ashok as per Settlement deed — Doc.No.1444/2012

South by : The land of 0.02 Acre in S.F.No.528/1A part belonging to R.Anand and described as Item IV below

East by : The remaining land in S.F.No.528 / 1A part belonging to R. Ashok

West by : Elango Nagar layout in S.F.No.530

**Measuring**

162'6" East - West on the North

128'6" East — West on the South

84'9" North — South on the East

86' - North — South on the West

together with right of access and easements attached to therein. The Property situation within the limits of Coimbatore City Municipal Corporation.

**ITEM II ( Belonging to Mr.R.Ashok )**

In Coimbatore Registration District, Ganapathy Registration Sub- District, Coimbatore North Taluk, in Ganapathy Village, the dry land of an extent of 3.51 Acres in S.F.No.528/1A In this, the land of an extent of 0.40 Acre bounded on the

**Boundaries:-**

North by: The land of 0.38 Acre belonging to Anand and described in Item III below

South by: The land of 0.28 Acre in S.F.No.528/1A part belonging to Ashok and described as Item I above

East by : 25' width east — west common passage and land belonging to Ashok in S.F.No.528/1A part in S.F.No.528/1A part

West by : Elango Nagar layout in S.F.No.530

**Measuring**

244'3" East — West on the North

218'6" East — West on the South

74'6" North — South on the East

81'3" North — South on the West

this property is shown as B1 in the plan attached to the settlement deed dated 20.08.2010 registered as doc.No.5249 of 2010.

**ITEM III ( Belonging to Mr.R.ANAND)**

In Coimbatore Registration District, Ganapathy Registration Sub- District, Coimbatore North Taluk, in Ganapathy Village, the dry land of an extent of 3.51 Acre in S.F.No.528/1A. In this, the land of an extent of 0.38 Acre bounded on the

**Boundaries:-**

North by : East-West Sankaralinganar Road in S.F.No.529/2 & 595

South by :The land of 0.40 Acre in S.F.No.528/1A belonging to R.Ashok and described Item II above;

East by: Land in S.F.No.528/1A belonging to R.Ashok and 25' width east-west common passage in S.F.No.528/1A

West by: Elango Nagar layout in S.F.No.530 and land of 3 ½ Cents in S.F.No.529/2 part belonging to Thangamani.

195'6" towards west from north-eastern corner, from this point 13'8" towards South, from this point 73'2" towards West little slanting, from this point 28'6" towards South from this point 244'3" towards East and from this point 99'6" towards North touching North-Eastern corner.

**Item III This property ( Belonging to R.Anand)**

In Coimbatore Registration District, Ganapathy Registration Sub-District, Coimbatore North Taluk, in Ganapathy Village, the dry land of an extent of 3.51 Acres in S.F.No.528/1A. In this, the land of our extent of 0.02 Acre bounded on the

**Boundaries:-**

North by : The land of 0.28 Acre belonging to R.Ashok and described in I above

South by : The land of 1.22 Acres in S.F.No.528/1A part belonging to R.Ashok

East by : The land of 1.22 Acres in S.F.No.528/1A part belonging to R.Ashok

West by :Elango Nagar layout in S.F.No.530

**Measuring**

128'6" East-West on the North

125'9" East-West on the South

7" North-South on the West

7'3" North-South on the West

together with right of access and easements attached to therein. The property situated within the limits of Coimbatore City Municipal Corporation.

**ITEM V (Belonging to Smt.THANGAMANI)**

In Coimbatore Registration District, Ganapathy Registration Sub-District, Coimbatore North Taluk, in Ganapathy Village, the agricultural dry land extent of 0.75 Acre in S.F.No.529/2.In this, the land of an extent of 10 Cents and 147 sq ft as described in the partition deed dated

13.04.1983-doc.No.1636 of 1983. Out of this, the site of an extent of 0.032 1/2 Acre bounded on the :-

**Boundaries:**

North by: S.F.No.529/2 part Elango Nagar layout

South by: The Schedule C land of 0.38 Acre in S.F.No.528/1A part

East by : The Schedule C land of 0.38 Acre in S.F.No.528/1A part belonging to R.Anand

West by : The land in S.F.No.529/2 part Elango Nagar layout

**Measuring**

70'3" East -West on the North

73'2" East-West on the South

13'8" North-South on the East

28'3" North-South on the West

together with right of access and easements attached to therein. The property situates within the limits of Coimbatore City Municipal Corporation

**SCHEDULE —A  
COMBINED DESCRIPTION OF ITEM I TO V**

In Coimbatore Registration District, Ganapathy Registration Sub- District, Coimbatore North Taluk, in GANAPATHY VILLAGE, the dry land of an extent of 3.51 Acres in S.F.No.528/1A. In this the land of an extent of 1.08 Acres on the North-Western side and the land of 0.03 1/2 Acre on the South Eastern side out of 0.75 Acre in S.F.No.529/2 Part together making a total of 01.11 1/2 Acres bounded on the :-

**Boundaries:-**

North by : East-West Sankaralinganar Road in S.F.No.595 Part and 529/2, Part Elango Nagar Layout

South by : The land of 1.22 Acres in S.F.No.528/1A Part belonging to R.Ashok

East by: The land in S.F.No.528/1A Part belonging to R.Ashok,

West by : Elango Nagar layout in S.F.No.530 and the property in S.F.No.529 Part

**Measuring**

70'3" towards east north — Western corner, from this point 195'6" towards east (70' 3"+ 195'6" east — west on the North ) ; from this point 174' towards South, from this point 56' towards West, from this point 91'9" towards South, from this point 125' 9" towards West, from this 231'3" towards North meeting the North-West corner of the property together with right of access, easements and all appurtenances attached to therein.

**PROPERTY SOLD AND CONVEYED  
SCHEDULE – B**

In the above said 'A' Schedule property measuring 48570 Sq.ft of land in this the an extent of 473.07 Square feet of Undivided share of land with all title and interest in the land together with the Residential Apartment bearing Flat No.B-311, in the Third Floor at Block 'EV having a total 1136 Sq.ft of build up area with a Reserved Car Parking area in the Stilt Floor Marked as – 84 and with electricity connection, Water connection and together with common rights in ways, passage, staircases, common walls, open space, open terrace and together with all the fixtures and fittings, and TNEB Service Connections, Water and Drainage Connections and all the rights, and all facilities and amenities appurtenant thereto, in the Residential Apartment building named as " NITHYA GARDEN"

Door No :- B-311, NITHYA GARDENS

House Tax Assessment No:- 41412692

E B Service Connection No:- 024-005-3746

The Property situated in Sankaralinganar Road ("NITHYA GARDENS")

**Terms and Conditions of E-Auction**

1. The Tender form can be collected from Repco Home Finance Limited, **Coimbatore** 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 **Coimbatore** or on the website **www.bankeauctions.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 you 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. C1 India Pvt Ltd., Mr.Prabakaran - 7418281709.**

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Coimbatore Branch**, on all working days between 10 A.M to 5 P.M. **Contact Nos. 9444394968 and 04222-215917.**



*K. S. Srinivasan*  
**Authorized officer**

