

Date: 01-11-2018

TENDER - CUM - 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: Mrs. G. Jayanthi, W/o, R. Gopal, Co-Borrower-I: Mr. R. Gopal, S/o, K. Rajam, Co-Borrower-II (Loan A/c No. ADR02841): Mr. G. Acchyuthan, S/o, R. Gopal,** have borrowed money from Repco Home Finance Limited, **Adyar** Branch against the mortgage of the immovable property more fully described in the schedule hereunder, the company has issued a **Demand Notice** under Section 13(2) of the SARFAESI Act, 2002 on **21-02-2018** calling upon them to repay the amounts mentioned in the notice being vide **Loan Account Nos. 1161871002583 & 1161820002841** being **Rs.70,58,991/- & Rs.83,74,742/-** respectively as on **21-02-2018** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the borrower & co-borrower 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 **28-05-2018** under Section 13 (4) of the Act.

Whereas the borrower 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 Nos. 1161871002583 & 1161820002841** being **Rs.79,26,874/- & Rs.93,56,570/-** respectively as on **09-10-2018**.

Property No. 1:

DETAILS OF SALE

Auction Venue	Repco Home Finance Limited No.55, IV Main Road,Gandhi Nagar, Adayar, Chennai – 600 020
Date / Time of Opening Tender / Auction	23-11-2018, 11.00 A.M.
EMD (10% of Reserve Price)	Rs.3,09,600/- (Rupees Three Lakhs Nine Thousand and Six Hundred only)
Reserve Price	Rs.30,96,000/- (Rupees Thirty Lakhs and Ninety Six Thousand only)
Last Date & time for submitting Tenders	23-11-2018, 10.00 A.M.

Description of Property:

All that piece and parcel of the property bearing Flat No.2 having 430sq.ft of super built up area in Ground Floor of "Acchyuthan's Venkatesa" together with 240.38sq. ft. of UDS of land out of 2 Grounds and 109sq. ft at Plot No.77, New Door No.5, Old Door No.3, III Cross Street, Trustpuram, Kodambakkam, Chennai - 24 comprised in T.S.No.21, Block No.24 in Puliur Village, Egmore - Nungambakkam Taluk, and land bounded on the:-

North by : III Cross Street
 South by : Plot No.68, comprised in T.S.Nos.27 & 28
 East by : Plot No.78, comprised in T.S.No.22
 West by : Plot No.76, comprised in T.S.No.20

lying within the Sub-Registration District of Kodambakkam and Registration District of Central Chennai.

Property No. 2:

DETAILS OF SALE

Auction Venue	Repco Home Finance Limited No.55-IV Main Road, Gandhi Nagar, Adyar, Chennai - 600 020
Date / Time of Opening Tender / Auction	23-11-2018, 11.30 A.M.
EMD (10% of Reserve Price)	Rs.4,32,000/- (Rupees Four Lakhs and Thirty Two Thousand only)
Reserve Price	Rs.43,20,000/- (Rupees Forty Three Lakhs and Twenty Thousand only)
Last Date & time for submitting Tenders	23-11-2018, 10.00 A.M.

Description of Property:

All that piece and parcel of Flat bearing No.BC1, Basement of the building known as "Acchyuthan's Aadithya Manor", having 1116sq.ft of built up area together with 515.90sq.ft undivided share of land in 784.48sq.ft UDS out of 4914sq.ft at Plot No.C-185, Old Door No.5, New Door No.9, Third Main Road, Nanganallur, Chennai-61 comprised in survey No.18, present T.S.No.67, Block No.22, Ward No. B at Nanganallur Village, Alandur Municipality, Tambaram Taluk, Kancheepuram District and land bounded on the:-

North by : Plot No.C-184
 South by : Plot No.C-186
 East by : 40 feet Road
 West by : Plot No.C-182

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

situated within the Registration District of Chennai South and Sub Registration District of Alandur.

Property No. 3:

DETAILS OF SALE

Auction Venue	Repco Home Finance Limited No.55, IV Main Road, Gandhi Nagar, Adayar, Chennai - 600 020
Date / Time of Opening Tender / Auction	23-11-2018, 12.00 P.M.
EMD (10% of Reserve Price)	Rs.6,71,330/- (Rupees Six Lakhs Seventy One Thousand Three Hundred and Thirty only)
Reserve Price	Rs.67,13,300/- (Rupees Sixty Seven Lakhs Thirteen Thousand and Three Hundred only)
Last Date & time for submitting Tenders	23-11-2018, 10:00 A.M.

Description of Property:

Schedule - A: Home Finance

Item No. 1:

All that piece and parcel of land and building bearing Plot No.B-23, 15th Cross Street, Hindu Colony, Nanganallur, Chennai-61, comprised in S.No.36 part, Hindu Co-operative Building Scheme, situated in No.133, Thalakanacherry Village, previously Tambaram Taluk, presently Alandur Taluk, Kancheepuram District, measuring to an extent of 3600sq.ft., and bounded on the:-

North by : Plot No.B-12
South by : Road
East by : Plot No. B-24
West by : Plot No.B-22

Admeasuring on the:-

East to West : 40 feet
North to South : 90 feet

lying within the Registration District of Chennai South and Sub-Registration District of Alandur.

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

Item No. 2:

All that piece and parcel of House ,ground and premises ,bearing Plot No-B22, now bearing Plot No.B-22,15 Cross Street, Hindu Colony, Nanganallur, Chennai-600 061, Comprised in S.No-36, then S.No-36/1A1 (PART), Now T.S.No-158, Block No-1, Ward -D in No.133, Thalakkancherry Village, Alandur Taluk and Municipality,Chennai District,now within the Corporation of Chennai limits, Measuring an Extent of 3600Sqft.,or thereabouts, together with the old dilapidated superstructure, measuring an extent of 1208Sq.ft., or thereabouts, existing thereon and Bounded on the:-

North by : Plot No-B 11
 South by : 40 Feet Road
 East by : Plot No-B 23
 West by : 40 Feet Road

Situated within the Registration District of South Chennai and Registration Sub District of Alandur.

Schedule – B:

Flat No. 4B, 4th Floor, land measuring 507.06 Sq.ft., of UDS out of Schedule – A property together with 1008 Sq.ft., of Super built up area in 15th Cross Street, Hindu Colony, Nanganallur, Chennai – 600 061, comprised in S.No. 36, then S.No. 36/1A1 (part), now T.S.No. 158, Block No. 1, Ward – D in No. 133, Thalakkancherry Village, Alandur Taluk and Municipality, Chennai District, now within the Corporation of Chennai limits.

Terms and Conditions of Auction:

1. **The Tender form can be collected from Repco Home Finance Limited, Adyar 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 DD / RTGS / NEFT / Banker's Cheque drawn in favour of "**Repco Home Finance Limited**" payable at **Adyar**. Tender form not in the prescribed format will not be accepted.
3. **The last date and time for submitting the tenders at RHFL, Adyar Branch is on or before 23-11-2018, 10.00 A.M.**
4. The sealed tenders will be opened by the Authorised officer in the presence of available / attending tenderers on **23-11-2018 for Property No. 1 at 11.00 A.M., for Property No. 2 at 11.30 A.M., for Property No. 3 at 12.00 P.M.**

5. The EMD amount is refundable without interest to the bidder if the bid is not successful.
6. Offer without EMD and below the reserve price will be rejected.
7. The EMD amount shall be liable for forfeiture without any prior notice, if the successful/bidder fails to adhere to the terms of sale.
8. After opening the tenders, the intending bidders may be given an opportunity at the discretion of the authorised officer to have, intense bidding amongst themselves to enhance the offer price.
9. The successful bidder shall deposit 25% of the bid amount (inclusive of EMD) immediately after auction on the same day of sale in DD or Cheque or RTGS 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 and the property shall be resold without giving notice.
10. The successful bidder should bear the charges / fees payable for conveyance such as Stamp duty, Registration fees etc. as applicable as per law.
11. The successful bidder will bear the statutory dues / taxes / charges / Property Tax / EB applicable as per law and Income Tax Laws.
12. The Authorised 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.
13. The sale is subject to confirmation by the Company.
14. 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.
15. 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.

16. 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.
17. We draw your attentions to Sec 13 (8) of the Securitisation 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.
18. This notice is also to be treated as a 15 days notice under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 for the Borrowers / Guarantors.

Home Finance

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Adyar Branch, on all working days between 10 A.M to 5 P.M.
Contact No. 94443 94922 & (044) 24451202.


Authorised officer