

Date: 07-11-2018

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: Mr. K. Ramu, S/o, V. Kannan, Co-Borrower: Mr. R. Sudha, W/o, K. Ramu,** have borrowed money from Repco Home Finance Limited, **Tambaram** 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 **16-02-2018** calling upon them to repay the amounts mentioned in the notice being vide **Loan Account No. 1331870004309** being **Rs. 84,39,044/-** as on **15-02-2018** 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 on **30-05-2018** 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. 1331870004309** being **Rs. 92,70,986/-** as on **05-11-2018**.

Property No. 1:-

DETAILS OF SALE

Auction Venue	Repco Home Finance Limited No. 25, Kamaraj Street, Tambaram West, Chennai - 600 045
Date / Time of Opening Tender / Auction	21-12-2018, 11.00 A.M.
EMD (10% of Reserve Price)	Rs.4,73,000/- (Rupees Four Lakhs and Seventy Three Thousand only)
Reserve Price	Rs.47,30,000/- (Rupees Forty Seven Lakhs and Thirty Thousand only)
Last Date & time for submitting Tenders	20-12-2018, 03.00 P.M

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

Description of Property:

All that piece and parcel of Plot measuring 3504 Sq.ft.; bearing Plot No. 42 & 43, situated at Pozhichalur Village, "Sudharma", Comprised in Survey No. 1 and 2/1, (Layout approval from the CMDA, No. 23/2012, Dated: 09/07/2012, and Building approval for Plot No.42, Planning Permit No. 49/2015, Dated: 16/04/2015, and President Pozhichalur Panchayat Building Permission No.07/2015, Dated: 20/04/2015, and Plot No.43; Planning Permit No.122/2015, Dated:28/04/2015, and President Pozhichalur Panchayat Building Permission No. 11/2015, Dated: 30/04/2015, in Pallavaram Taluk, Kancheepuram District, within the registration District of CHENNAI-SOUTH and Sub - Registration District of PAMMAL.

Plot No. 42 and 43, Bounded on the:-

North By : 7.2 Meter Road
 South By : Plot No. 56, 57 and 58
 East By : Plot No.44
 West By : Land In Survey No.6/2

Measuring:-

East to west on the Northern Side : 23 Meter
 East to west on the Southern Side : 31.5 Meter
 North to south on the Eastern Side : 12 Meter
 North to south on the Western Side : 14.98 Meter

in all measuring 3504 Sq.ft.,

Schedule B:-

411 Sq.ft., Undivided share of Land in "A" Schedule Property.

Schedule C:-

Flat No. C, in the First Floor on admeasuring built-up area of 1113 Sq.ft., (Including Common Area) and the said building to be constructed in the property of land.

Property No.2:-**DETAILS OF SALE**

Auction Venue	Repco Home Finance Limited No. 25, Kamaraj Street, Tambaram West, Chennai - 600 045
Date / Time of Opening Tender / Auction	21-12-2018, 11.30 A.M.
EMD (10% of Reserve Price)	Rs.5,52,500/- (Rupees Five Lakhs Fifty Two Thousand and Five Hundred only)
Reserve Price	Rs.55,25,000/- (Rupees Fifty Five Lakhs and Twenty Five Thousand only)
Last Date & time for submitting Tenders	20-12-2018, 03.00 P.M

Corporate Office : 3rd Floor, Alexander Square, New No : 2 (Old No. 34 & 35) Sardar Patel Road, Guindy, Chennai - 600 032. Page 2 of 5

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

Description of Property:

All that piece and parcel of Plot measuring 3504 Sq.ft., bearing Plot No. 42 & 43, situated at Pozhichalur Village, "Sudharma", Comprised in Survey No. 1 and 2/1, (Layout approval from the CMDA, No. 23/2012, Dated: 09/07/2012, and Building approval for Plot No.42, Planning Permit No. 49/2015, Dated: 16/04/2015, and President Pozhichalur Panchayat Building Permission No. 07/2015, Dated: 20/04/2015, and Plot No. 43, Planning Permit No. 122/2015, Dated: 28/04/2015, and President Pozhichalur Panchayat Building Permission No. 11/2015, Dated: 30/04/2015, in Pallavaram Taluk, Kancheepuram District, within the registration District of CHENNAI-SOUTH and Sub - Registration District of PAMMAL.

Plot No.42 and 43, Bounded on the:-

North By : 7.2 Meter Road
 South By : Plot No.56, 57 and 58
 East By : Plot No.44
 West By : Land In Survey No.6/2

Measuring:-

East to west on the Northern Side : 23 Meter
 East to west on the Southern Side : 31.5 Meter
 North to south on the Eastern Side : 12 Meter
 North to south on the Western Side : 14.98 Meter

in all admeasuring 3504 Sq.ft.,

Schedule B:-

411 Sq.ft., Undivided share of Land in "A" Schedule Property.

Schedule C:-

Flat No. J, in the Ground Floor on admeasuring built-up area of 1300 Sq.ft., (Including Common Area) and the said building to be constructed in the property of land.

Terms and Conditions of Auction:

1. **The Tender form can be collected from Repco Home Finance Limited, Tambaram 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 **Tambaram**. Tender form not in the prescribed format will not be accepted.
3. **The last date and time for submitting the tenders at RHFL, Tambaram Branch is on or before 20-12-2018, 03.00 P.M.**

4. The sealed tenders will be opened by the Authorised officer in the presence of available / attending tenderers on **21-12-2018** for **Property No. 1 at 11.00 A.M.** & for **Property No. 2 at 11.30 A.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.

Home Finance

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Tambaram** Branch, on all working days between 10 A.M to 5 P.M. **Contact No. 94443 94920 & (044) 22261610.**


Authorised officer