

**Date: 03-11-2018**

**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. S. Abdul Khader, S/o, Shaikali, Co-Borrower: Mrs. Rumana Tabassum, W/o, S. Abdul khader,** have borrowed money from Repco Home Finance Limited, **Tiruvannamalai** 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 **13-04-2017** calling upon them to repay the amount mentioned in the notice being vide Loan **Account Nos: 1801820000307 & 1801860000447** being **Rs. 16,39,688/- & Rs. 9,11,522/-** as on **13-04-2017** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the borrower, co-borrower & 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 **15-03-2018** 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 No. 1801820000307 & 1801860000447** being **Rs. 15,13,685/- & Rs. 9,21,526/-** as on **03-11-2018**.

**DETAILS OF SALE**

<b>Auction Venue</b>	Repco Home Finance Ltd., No. 36 First Floor, Big Street, Tiruvannamalai - 606 601
<b>Date / Time of Opening Tender / Auction</b>	28-11-2018, 11.00 A.M.
<b>EMD (10% of Reserve Price)</b>	Rs. 3,16,000 (Rupees Three Lakhs and Sixteen Thousand only)
<b>Reserve Price</b>	Rs. 31,60,000/- (Rupees Thirty One Lakhs and Sixty Thousand only)
<b>Last Date &amp; time for submitting Tenders</b>	27-11-2018, 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 property situated at Tiruvannamalai District, Tiruvannamalai Registration District, Tiruvannamalai Joint Sub District-II, Tiruvannamalai Town, Ward No. 1, Block No. 24, T. S. No. 1455, Out of 1675 Sq.ft., in Satta Naikkan Street @ Sattayappar Street, a vacant site East west on the Southern side 12 ft., on the Northern side 12¼ ft, and North South 67½ ft. in all measuring 837½ Sq.ft., of vacant site a House Plot with building constructed thereon.

Bounded by:-

East of : Madhava Naidu's Property,  
West of : Kannan's Property,  
North of : Street,  
South of : Scavenger Land.

**Terms and Conditions of Auction:**

1. **The Tender form can be collected from Repco Home Finance Limited, Tiruvannamalai 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 **Tiruvannamalai**. Tender form not in the prescribed format will not be accepted.
3. **The last date and time for submitting the tenders at RHFL, Tiruvannamalai Branch is on or before 27-11-2018, 03.00 P.M.**
4. The sealed tenders will be opened by the Authorised officer in the presence of available / attending tenderers on **28-11-2018 at 11.00 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, interse 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 or not later than next working day of sale in RTGS / NEFT / DD / Banker's Cheque as above and the balance bid amount within 15

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- then shall be forfeited to the secured creditor and the property shall be resold with out 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. 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 anytime before the date fixed for sale or transfer of the secured asset.
  17. 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.

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Tiruvannamalai** Branch, on all working days between 10 A.M to 5 P.M. **Contact No. 04175-220180 & 8939616432.**

Corporate Office : 3rd Floor, Alexander Square, New No : 2 (Old No. 34 & 35) Sardar Patel Road, **Authorised officer.**

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