

Repco Home Finance Limited

NAGPUR BRANCH: Block No.2, Mazanine Floor/Lobby Floor,
Besides IDBI Bank, Mangalwari Complex, Sadar, Nagpur-440001

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.Shrikishan Utpure, S/o.Chindhu Ganpat Utpure, Co-Borrower: Mrs.Meena Shrikisan Utpure, W/o.Shrikisan Utpure, have borrowed money from Repco Home Finance Limited, Nagpur 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 21.07.2022 calling upon them to repay the amount mentioned in the notice being vide **Loan Account No.1691870001144** being ₹ 12,85,787/- as on 20.07.2022 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 19.12.2022 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.1691870001144 being ₹ 18,45,950/- as on 17.03.2025.

Date / Time of E - Auction: 09.05.2025, 11.00 a.m -12.00 p.m
(with unlimited auto extension of 5 minutes)

Last Date & time for submitting E-Tenders: 08.05.2025, 04.00 p.m

DESCRIPTION OF THE PROPERTY: All That piece and parcel of Dwelling Unit / Apartment No 110 (Building No 1), covering Built up Area of 25.043 sq Mtr. and Carpet Area of 23.165 Sq. Mtr. situated on First Floor, which will be more popularly known and styled as "Bamboovan Nagari" along with 0.18 % proportionate undivided share and interest in total land admeasuring 8459.78 sq. Mtr. Located amongst Survey No.109, P.H.No.35, Ward No.05, Grampanchayat House No.2196 of Mouza Bahadura, situated within limits of Grampanchayat Bahadura Tahsil Nagpur (Gramin) and District Nagpur: North: Road, South: Vhirgaon Shiv Pandhan, East: Survey No.108, West: Survey No.110.

RESERVE PRICE ₹ 11,50,000/- **EMD(10% of Reserve Price)** ₹ 1,15,000/- **Minimum Bid Increment Amount** ₹ 10,000/-

For E - Auction procedure, please contact M/s.4Closure, Mr.U.Subbarao & Mr.Dinesh- 81420 00735, 81420 00061.

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Nagpur Branch, on all working days between 10 a.m & 5 p.m. Contact No.93700 70721.

Date: 28.03.2025

Authorised Officer, Repco Home Finance Limited