

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 the Borrower: **Mr. Manish Channe, S/o. Mr. Dnyaneshwar** and Co-Borrower: **Mrs. Swati Channe, W/o. Mr. Manish Channe**, have borrowed money from Repco Home Finance Limited, Nagpur Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since, the Borrowers failed to repay the loan amount, the Company has issued **Demand Notice** under Section 13(2) of the Sarfaesi Act, 2002 on **06.12.2019** calling upon them to repay the amount mentioned in the notice vide Loan Account No.1691870000911 being **₹29,52,283/- as on 06.12.2019** 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 by issuing **Possession Notice** under Section 13(4) of the Act on **30.11.2020**.

Whereas the Borrower, Co-Borrowers & Guarantor, 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 vide Loan Account No.1691870000911 being **₹ 60,79,689/- as on 29.04.2025**.

**Date / Time of E - Auction: 21.06.2025, 11.00 a.m -12.00 p.m
(with unlimited auto extension of 5 minutes)**

Last Date & time for submitting E-Tenders: 20.06.2025, 04.00 p.m

DESCRIPTION OF THE PROPERTY: All that piece and parcel of land together with building bearing Flat No.T-301 admeasuring 63.779 sq.mtrs., Third Floor of the building known and style as Amba - 2 complex together with 12.814% undivided share and interest in Plot No.2 admeasuring 297.28 sq.mtrs. in the layout of Jivanodaya Co-operative Housing Society Ltd., out of Kh.No.18/3 situated at Mouza - Hudkeshwar, P.H.No.37, City Survey No.552, Sheet No.14, Corporation House No.133/2, Ward No.2, within the limits of Nagpur Municipal Corporation, Taluk & District Nagpur, is bounded as follows; East: Plot No.28, West: Road, North: Plot No.1, South: Plot No.3.

RESERVE PRICE	₹ 49,00,000/-	EMD (10% of Reserve Price)	₹ 4,90,000/-	Minimum Bid Increment Amount	₹ 50,000/-
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For E-Auction procedure, please contact M/s.4Closure, 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.0712 2540135 & 93700 70721.