

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 following Borrowers and Co-Borrowers have borrowed monies from Repco Home Finance Limited, Nagpur Branch and the details of the liability is furnished hereunder. Whereas the Company has issued Notice under SARFAESI ACT and the Authorised Officer has taken Possession of the mortgaged properties and issued a Notice on the dates mentioned below and the Company now has decided to sell the properties under Section 8 and 9 of the Security Interest (Enforcement) Rules 2002, in "As is where is condition" and "As is what is condition"

DATE AND TIME OF E - AUCTION: 13.06.2025, 11.00 a.m – 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 12.06.2025, 4.00 p.m.

S.No.1: Borrower: Mrs.Megha Ukey, W/o.Mr.Bhumiraj Ukey, **Co-Borrower:** Mr.Bhumiraj Ukey, S/o.Mr.Ghanshyam, **Guarantor:** Mr.Shrikrushna Ukey, S/o. Mr.Ghanshyam Ukey, **Demand Notice Date:** 28.11.2022; Amount claimed as per Demand Notice Account No. 1691860000753 ₹ 9,89,246/- as on 25.11.2022 together with further interest, costs and expenses; Possession Taken Date: 15.04.2024; Present Outstanding Amount: ₹ 13,42,296/- as on 29.04.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land together with building bearing House No.151 admeasuring 44.60 sq.mtrs. in the gaonthan land, Mouza Warada, P.H.No.14, Ward No.1, within the limits of Gram Panchayat Warada, Tah. Parshloni and Dist. Nagpur, is bounded as follows; East : Lilabai Thakre house , West : Road, North : Bhumiraj Ukey House, South : Dongare House.

RESERVE PRICE ₹ 16,41,000/- **EMD (10% of Reserve Price)** ₹ 1,64,100/- **Minimum Bid Increment Amount** ₹ 15,000/-

S.No.2: Borrower: Mr.Ramesh Y Ambilduke, S/o.Mr.Yeshvant Ambilduke, **Co-Borrower:** Mrs.Kavitha R Ambilduke, W/o.Mr.Ramesh Y Ambilduke; **Demand Notice Date:** 25.11.2022 ; Amount claimed as per Demand Notice Account Nos.1691870001290 & 1691860001306 ₹ 22,90,654/- & ₹7,91,479/- respectively with further interest from 25.11.2022 together with further interest, costs and expenses; Possession Taken Date: 11.05.2023; Present Outstanding Amount: ₹ 31,56,206/- & ₹10,97,357/- respectively as on 29.04.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of land bearing Plot Nos. 49 & 50, total admeasuring 111.48 sq.mtrs. in the layout Suvikas Co-operative Housing Society Ltd., out of Kh.No.51/2 of Mouza Punapur, P.H.No.34, CTS No.154, Sheet No.780/22, Corporation House No. 3651/B/49+50, Ward No.21, within the limits of Nagpur Municipal Corporation, Tah. & Dist. Nagpur, is bounded as follows; East : Plot No.51, West : Plot No.48, North : Plot Nos. 58 & 57, South : Road.

RESERVE PRICE ₹ 50,50,000/- **EMD (10% of Reserve Price)** ₹ 5,05,000/- **Minimum Bid Increment Amount** ₹ 50,000/-

For E-Auction procedure, please contact S. No.1. M/s.4Closure, Mr.M.Dinesh- 81420 00735, 81420 00061. and for S.No. 2. M/s. C1 India Pvt. Ltd., Mr.Prabakaran – 7418281709.

For inspection of the properties 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.07122540135 & 93700 70721

Date: 29.04.2025 / 30.04.2025

Authorised Officer, Repco Home Finance Limited