

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: 26.06.2025, 11.00 a.m – 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 25.06.2025, 4.00 p.m.

S.No.1: Borrower: Mr.Mangesh Surendra Bageshwar, S/o.Surendra N Bageshwar, Co-Borrower: Mrs.Ruchita Mangesh Bageshwar, W/o.Mangesh Surendra Bageshwar, and Guarantor : Mr.Omkar Santoshrao Kolhekar; Demand Notice Date: 25.02.2019; Amount claimed as per Demand Notice (Account No.1691870000592) ₹ 23,63,863/- on 14.02.2019 together with further interest, costs and expenses; Possession Taken Date: 29.06.2019; Present Outstanding Amount: ₹ 58,31,797/- as on 08.05.2025

DESCRIPTION OF PROPERTY: SCHEDULE – A:- All the piece and parcel of land situated at Mouza-Wadali Pragane Nandgipeth Taluk District Amravati within the limits of Municipal Corporation of City Amravati and within the Jurisdiction of Sub Registrar, Amravati, out of field Survey No. 1/2, which is converted into layout as per order passed in Rev. Case No. N/34/Wadali-53/2000-01 dated 23.05.2003. From out of this Plot No. 1-B, 2-A, 2-A, 3-A, 3-B 7-A, 7-B, 8-A, 8-B and 9-A all plot adjoining to each other, to admeasuring 20,055.71 Sq.ft.s., [1919.05 Sq.Mtrs.] Which is commonly bounded as under:- East: 7.5 Mts wide layout Road, West: Service Road of layout & then after govt. main Road, North: Layout Plot No. 1-A, 9-B and Road, South: Layout Road, T.D.R. (rights) equivalent to 768.30 Sq.Mtr (8270 Sq.ft.s.) from out of rights admeasuring 13100 Sq.Mtrs of TDR certificate issued by Amravati Municipal Corporation vide Polio No. AMC/A.D.T.P/TDR/40/12 dated 19-04-2012 and Certificate No. 10 for lieu of 13100 Sq.Mtrs of land from out of field Survey No. 25 (Part) of Mauje Akoli, Pragane Bandera Taluk & District Amravati which was acquired by Amravati Municipal Corporation, Amravati for D.P. Road.

SCHEDULE – B:- All RCC super structure comprising the 2BHK Flat bearing no. 2002 situated on the East-West side of Second Floor of Wing "B" of the building / apartment, having Super built up area 937.00 Sq.ft.s., [87.05 Sq.Mtrs.,] In the building known & Styled as "SAI VILLA RESIDENCY", the Apartment area includes the share of the common built-up area of staircase, common area, un allotted parking [first come first park basis]. This unit consists of one living room, One kitchen room, one study room attach with toilet, one study room & one toilet. That there is an arch projection and balcony in the said apartment to be constructed on the land /plot described in the schedule "A" hereinabove, along with 03.13% undivided share in the said land /plot described in the schedule "A" which is bounded as under:- East: Road, West: Common lobby, North: Flat No. 2001, South: Flat No. 2003.

RESERVE PRICE ₹ 25,00,000/- EMD (10% of Reserve Price) ₹ 2,50,000/- Minimum Bid Increment Amount ₹ 25,000/-

S.No.2: Borrower: Mr.Kallash Katore, S/o.Keshav Katore, Co-Borrower-I: Mr.Krishna Katore, S/o.Keshav Katore, Co-Borrower-II: Mrs.Chhindhabai Katore, W/o.Keshav Katore, Co-Borrower-III: Mr.Santosh Katore, S/o.Keshav Katore; Demand Notice Date: 22.02.2023; Amount claimed as per Demand Notice (Account No. 1691820001176 being ₹ 12,65,187/- as on 21.02.2023 together with further interest, costs and expenses; Possession Taken Date: 08.06.2023; Present Outstanding Amount: ₹ 17,09,057/- as on 08.05.2025

DESCRIPTION OF PROPERTY: All that piece and parcel of land bearing House No. 111/1 and 11112(103 old) admeasuring 108 Sq. Mt. Out of C.T.S. No.415, Sheet No.23 of Mouza : Tumsar, Sardar Nagar within the limit of Tumsar, Municipal Council Tah. Tumsar and Dist. Bhandara and bounded as under:- East : House of Jangliya Dhivar, West : House of Balam Aatmaram Mankar, North : Road, South : House of Mohandes Nikhade and Road.

RESERVE PRICE ₹ 15,50,000/- EMD (10% of Reserve Price) ₹ 1,55,000/- Minimum Bid Increment Amount ₹ 10,000/-

S.No.3: Borrower: Mr.Suresh Paunikar, S/o. Mr.Motiram Ganpate Paunikar, Co-Borrower: Mrs.Chandrakala Paunikar, W/o. Mr Suresh Paunikar; Demand Notice Date: 08.11.2022; Amount claimed as per Demand Notice (Account No. 1691820001064) ₹ 23,73,532/- as on 07.11.2022 together with further interest, costs and expenses; Possession Taken Date: 13.03.2023; Present Outstanding Amount ₹ 34,80,895/- as on 08.05.2025

DESCRIPTION OF PROPERTY: All that piece & parcel of Dwelling Unit / Apartment No.G-1, having Built-up area of 70.23 Sq.Mtr & Super Built-up area of 101.56 Sq.Mtr., situated on Ground Floor of the Multistoried Building which is more popularly known & styled as "Shiv Mahima Complex" along with 13.495% proportionate undivided share & interest in Plot No.02&03 jointly admeasuring 306.570 Sq.Mtr.(3300.00 Sq.Ft.), located amongst Survey No 215(new) & 24.25&27(old), Grampanchayat House No.1226, Ward No.04 of Mouza Wadi situated at Kohale Layout, Nagpur with the limits of Grampanchayat Wadi Tahsil Nagpur(Gramin) & District Nagpur. Boundaries : East: Plot No.04, West: Plot No.01, North: Road, South: Plot No.12 & 13.

RESERVE PRICE ₹ 29,70,000/- EMD (10% of Reserve Price) ₹ 2,97,000/- Minimum Bid Increment Amount ₹ 25,000/-

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.

Authorised Officer, Repco Home Finance Ltd.

