



Repco Home Finance Limited

NAGPUR BRANCH: Block No. 2, Mazanine Floor/Lobby Floor,
Besides IDBI Bank, Mangwari 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 Upgure, So. Chinchu Ganpat Upgure, Co-Borrower: Mrs. Meena Shrikishan Upgure, W/o Shrikishan Upgure**, have borrowed money from Repco Home Finance Limited, Nagpur Branch, against the mortgage of the immovable property namely, 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 by given **Loan Account No. 1691871004114** being ₹ 12,85,737/-, 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 have 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 have 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 realisation of the debts due to the company. The dues of the borrower being given in Loan Account No. 1691871004114 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 place and parcel of Dwelling Unit /Apartment No. 110 (Building No. 1), covering Built up Area of 25.043 sq. ft. Mr. Carpel Area of 23.165 Sq. ft. Mr. situated at First Floor, which will be more popularly known and styled as "Bambaoan Nagar" along with 0.18 % proportionate undivided share and interest in total land addressing 84.78 sq. ft. Located among: **Survey No.108, P.H.No. 35, Ward No.06, Grampanchayat No.2196 of Mouza Bahadure, situated within limits of Grampanchayat Bahadure Talari Nagpur (Gramin) and District Nagpur: North: Road, South: Vilhangan Shiv Pandhrai, East: Survey No. 108, West: Survey No. 110.**

RESERVE PRICE: ₹ 11,50,000/-	EMD (5% of Reserve Price) ₹ 1,15,000/-	Minimum Bid Increment: ₹ 10,000/-
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For E - Auction procedure, please contact **Mr. A.Closure, Mr. U. Subbarao & Mr. Dinesh- 81420 00735, 81420 00061.**

For possession of the property the intending bidder may contact the Branch Head, Repco Home Finance Limited, Nagpur Branch, in all working days between 10 a.m & 5 p.m. Contact No. 93790 79721.

Date: 28.03.2025
Authorised Officer, Repco Home Finance Limited



Repro Home Finance Limited

**CHANDRAPUR BRANCH: 1st Floor, Kasturba Road,
Front of Hindi City High School, Chandrapur - 442 401**

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: **Mrs.Rukhsar Riyas Khan Patan**, W/o Mr M Riyas Khan, Co-Borrower: **Mr.Riyas Khan Mahammed Patan**, S/o Mr Mahammed Patan, have borrowed money from Repco Home Finance Limited, Chandrapur Branch against the mortgage of the immovable property more fully described in the **Loan Account No. 2561870000579** to repay the Sale amount. The Company has issued a **Demand Notice** under Section 13(d) of the SARFESI Act, dated **27.08.2024** calling upon them to repay the amount mentioned in the notice vide **Loan Account No. 2561870000579** being **₹ 72,10,33,737/-** with further interest from **24.08.2024** together with 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 by issuing **Possession Notice** under Section 13(d) of the Act on **12.11.2024**.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the dues in full, the secured asset 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(d) of the Act read with Rules 8.9 of the Security Interest (Enforcement) Rules 2002 for realization of the debts due to the Company. The dues of the Borrower vide **Loan Account No. 2561870000579** being **₹ 21,51,73,732/-** as on **26.03.2025**.

Date / Time of E - Auction: 09.05.2025, Between 11.00 a.m. and 12.00 Noon
(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 the piece and parcel of land together with building constructed in Survey No.982, layout Plot No.3 having undivided share of land area 37.450 sq.mts and built up area 17.647 sq.mts situated at Ground Floor in an old bungalow known as "Ganesh Residency" out of area 557.43 sq.mts, situated at Mouza Dewad Gopwadi Railway, Tah. & District, Chandrapur is bounded on under, East: state canal and duplex, West: 6 mtrs. Road, North: 24 mtrs. Road and South: Terrace.

RESERVE PRICE ₹ 31,71,00,000/-	EMD (5% of Reserve Price) ₹ 3,17,10,000/-	Minimum Bid (Increment Amount) ₹ 25,000/-
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For E - Auction procedure, please contact **Mr. C1 India Pvt. Ltd., Mr.Prabakaran - 74182 81709**. For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Chandrapur Branch, on all working days between 10 a.m & 5 p.m. Contact Nos.07172-257822 & 07722051415.

Date: 29.03.2025

Authorised Officer: Repco Home Finance Limited

इंडियन बैंक

Indian Bank

Zonal Office Nagpur

Palm Road, Civil Lines, Nagpur 440 001,
Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.co.in

E- Auction

Sale Notice

Notice of sale under Rule 6(2) & 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction 25.04.2025 from 10.00 A.M to 05.00 P.M.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the Immovable property with known encumbrances, if any and Name of Mortgage/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
Hudkeshwar Branch (Branch Manager: Shri. Umesh Adhav Mob NO 8220370205)			
1.	Mr Rahul Purushottam Tapdiya (Borrower & Mortgage) Plot No 93 Virchakra Colony Near Sai Mandir Katol Road Nagpur-440013	Type of Possession : Physical Property ID: IDIBORT17 All that piece and parcel of plot no. 17, Kharsa/ Survey no. 165/3 of the entire project admeasuring 0.87 HR (8700 sqm) known and styled as "PRIVARA VIHAR-3" sanctioned layout by NMRDA Nagpur with occupant class-I, Bhumiwamy rights of Mouza-Jamtha, PH no. 42, Tal Nagpur (Rural) & District- Nagpur, situated nearby Sandesh City, Jamtha admeasuring plot area 3177.02 sqft or 288.65 sqm Boundaries:- Towards East :- Plot no. 7, Towards West: By Road, Towards North: By Plot no. 16, Towards South: By Plot no. 18 & 19	RP : Rs. 51.60 Lakhs EMD : Rs. 5.16 Lakhs BIA : Rs. 10,000/-
Total Dues in Rs. 4593256/- as on 26.11.2024 with further interest, costs, other charges and expenses thereon.			
2.	Mr Rahul Purushottam Tapdiya (Borrower & Mortgage) Plot No 93 Virchakra Colony Near Sai Mandir Katol Road Nagpur-440013	Type of Possession : Physical Property ID: IDIBORT16 All that piece and Parcel of plot no. 16, Kharsa/ Survey no. 165/3 of the entire project admeasuring 0.87 HR (8700 sqm) known and styled as "PRIVARA VIHAR-3" sanctioned layout by NMRDA Nagpur with occupant Class-I, Bhumiwamy rights of Mouza- Jamtha, PH no. 42, Tal- Nagpur (Rural) & District Nagpur, situated nearby Sandesh City, Jamtha admeasuring plot area 3232.43 sqft or 300.30 sqm and District Nagpur and bounded as under:- Towards East :- Plot no. 8 and 9, Towards West: 15 mtr wide road, Towards North: Plot no. 15, Towards South: Plot no. 17	RP : Rs. 53.70 Lakhs EMD : Rs. 5,96,300/- BIA : Rs. 10,000/-
Total Dues in Rs. 4699121/- as on 26.11.2024 with further interest, costs, other charges and expenses thereon.			
3.	Mrs Gitabal Purushottam Tapadiya (Borrower & Mortgage) Plot No 58, Sant Dnyaneshwar Society, Mankapur, Shambhu Nagar, Manikapur Near Tiranga Chowk, Nagpur Maharashtra 440030	Type of Possession : Physical Property ID: IDIBOGITABAI All that piece and parcel of land bearing plot no 30 (admeasuring 139.35 Sq Mtr as per Sale Deed & 126.04 Sq Mtr as per RL Letter) and construction thereon, Layout Gruh Vikas Co-operative Housing Society House No 491/8/30, City Survey No 584 Kh No 27/3, Sheet No 33, Ward No 62, Katol Road, Friends Colony, Kranti Surya Nagar, Near tower line, M-Borgaon, Nagpur and the same is bounded as under:- Towards East :- Plot No 29, Towards West: Plot No 31, Towards North: Plot no 27, Towards South: 9 Mtr Road	RP : Rs. 86.00 Lakhs EMD : Rs. 8,60,000/- BIA : Rs. 50,000/-
Total Dues in Rs. 1,24,58,829/- as on 03.11.2024 with further interest, costs, other charges and expenses thereon.			
Prior Encumbrance: Not known to bank Bidders are advised to visit the website (https://baanknet.com) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email id: support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com. For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com and for clarifications related to this portal, please contact Helpdesk No.8291220220 Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com. Enquiry:- Shri. Jayshel Sharma Mob NO 9026371110, Shri. Umesh Adhav Mob NO 8220370205 Place: Nagpur Date: 04.04.2025			

Authorized Officer,
Indian bank

 HDFC BANK Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel West, Mumbai – 400013 CIN L65920MH1994PLC080618 Website: www.hdfcbank.com		HDFC Bank Ltd							
DEMAND NOTICE									
Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 {Act} read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors. Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors, may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest, cost, expenses and charges as applicable and as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.									
Sl. No.	NAME OF BORROWER (S)/GURANTOR(S)/ LEGAL HEIR(S)/LEGAL REPRESENTATIVE(S)	TOTAL OUTSTANDING DUES(RS)	DATE OF DEMAND NOTICE	DESCRIPTION OF SECURED ASSET(S)/IMMOVABLE PROPERTY (IES)					
(A)	(B)	(c)	(D)	(E)					
1.	MR GANVIR RITESH VIJAY	Rs. 28,53,283.44/- (Twenty-Eight Lakhs Fifty-Three Thousand Two Hundred Eighty-Three Forty-Four Only) as on 31/01/2025.	28-Feb-25	PLOT 24, KHAASRA 108/2, MOUZA WATHODA, S NO 275, HOUSE2406/8/9/24, MOUZA WATHODA, THRISTAR CO OPE HOUSING SOCIETY,NAGPUR-440034					
2.	MR PILONDRE HIRALAL DINKAR	Rs. 13,69,602.84/- (Thirteen Lakhs Sixty-Nine Thousand Six Hundred and Two Eighty-Four Only) as on 31/01/2025.	21-Feb-25	KEDARNATH-II, APARTMENT-202, FLOOR-2, PLOT 150A, 150B, 151, 152, S NO 657, SHEET 47, KHASARA 27/2, 26/2, 28/2.WELCOME COOP HOUSING, SOCIETY,KATOL SQUARE NAGPUR.					
3.	MR PUNWATKAR SWAPNIL NARENDRA MRS PUNWATKAR NEETA NARENDRA	RRs. 15,79,828.95/- (Fifteen Lakhs Seventy-Nine Thousand Eight Hundred and Twenty-Eight Ninety-Five Only) as on 31/01/2025.	21-Feb-25	CREATIVE HOMES GREENVILLIA – II, APARTMENT-405, FLOOR-4, PLOT 26, S NO 269, KHNO. 95/2 BASRA CO-OP HSG SOCIETY, GOREWADA ROAD, MOUZA-GOREWADA NAGPUR-440013					
4.	MR MEGHANI AMIT BANSILAL	Rs. 8,06,499.13/- (Eight Lakhs Six Thousand Four Hundred Ninety-Nine Thirteen Only) as on 31/01/2025.	21-Feb-25	B 1 PLAZA, FLAT NO. C, 2ND FLOOR, PL. NO. 35, SNO. 107/64-A, VIVEK NAGAR, MZ-DEWAI GOVINDPUR RAYATWARI, CHANDRAPUR-442401					
5.	MR DAHIWALE TATHAGAT DEVIDAS MRS DAHIWALE SHRIMATI INDIRA	Rs. 24,69,239.17/- (Twenty-Four Lakhs Sixty-Nine Thousand Two Hundred Thirty-Nine seventeen Only) as on 31/01/2025	21-Feb-25	ATHARVA NAGARI - VI -WING E, PARTMENT-907, FLOOR-9, S NO KH 150/1/A, WING E, MOUZA PIPLA BESA-PIPLA ROAD, NAGPUR(RURAL), NAGPUR-440034					
6.	MR SHARMA HEMANT OMPRAKASH	Rs. 11,04,166/- (Eleven Lakh Four Thousand One Hundred Sixty Six only) as on 31/01/2025	14-Feb-25	MOUZA-GHATPURI, Taluka & Sub division-Khamgaon, Jilha parishad Buldhana, Shet Bhupman No 23/2-A and 23/3, 2 Row Houses built on Plot no 40-A-measuring area of 127.50 Sq mtr. and Known as "Pawnaputra Nagari-4." Row-House No – 2 Area Of Plot – 685.95 Sq. ft (63.75 Sq. mtr). Built up Area- 587.50 Sq.00 Sq. ft (54.60 Sq. mtr)(Built up area					
7.	MR PATIL RAHUL MRS PATIL SUNITA RAHUL	Rs. 9,14,115/- (Nine Lakh Fourteen Thousand One Hundred and Fifteen Thirty-Nine only) as on 31/01/2025	14-Feb-25	TENEMENT-108, Admeasuring 28.53 Sq. Mtr. (Carpet Area) BUILDINGP 1/C, FLOOR-1, PMAY KH 12/3-2 WANURI PL-2-BLK C, PLOT 2, S NO 12/3-2, MZ WANURI, NAGPUR, NEAR AUTOMOTIVE SQUARE, NAGPUR.					
* Together with further interest, costs, expenses and charges as applicable till payment and/or realization. If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors as to the costs and consequences. The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act. Date: 05.04.2025. Place: Nagpur									
				Sd/- Authorised Officer- HDFC Bank Ltd.					