

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: **Mrs.Yamini Anil Urkude, W/o.Mr.Anil Urkude** and Co-Borrower: **Mrs.Bebi Jageshwar Urkude, W/o.Mr.Jageshwar Urkude**, 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 a Demand Notice under Section 13(2) of the Sarfaesi Act, 2002 on **21.10.2021** calling upon them to repay the amount mentioned in the notice vide **Loan Account Nos. 1691870001200 & 1691860001201** being **Rs.13,04,805/- & Rs.3,82,042/- respectively as on 20.10.2021** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower & Co-Borrower, 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 **26.12.2022**.

Whereas the Borrower & Co-Borrower, 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 Nos. **1691870001200 & 1691860001201** being **Rs.21,64,711/- & Rs.6,41,334/- respectively as on 14.05.2025.**

Date / Time of E - Auction: 26.06.2025, Between 11.00 a.m. and 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & time for submitting E-Tenders: 25.06.2025, 04.00 p.m

DESCRIPTION OF THE PROPERTY: All that piece and parcel of land bearing Plot No.67 admeasuring 55.74 sq.mtrs. in the layout of Adharsh Housing Agency out of Kh.No.45/1 of Mouza Bharatwada, P.H.No.17, CTS No.56, Sheet No.32, Corporation House No.2291/A/67, Ward No.21, within the limits of Nagpur Municipal Corporation Tah. & Dist. Nagpur and bounded as under; East: Plot No.66, West: Plot No.68, North: Road, South: Khasara boundary.

RESERVE PRICE	₹ 13,00,000/-	EMD(10% of Reserve Price)	₹ 1,30,000/-	Minimum Bid Increment Amount	₹ 10,000/-
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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 to 5 p.m. Contact Nos. 07122540135 & 9370070721.

Date: 15.05.2025

Authorised Officer, Repco Home Finance Limited