

AMRAVATI BRANCH: Plot No.666, 1st Floor, Satyadev Rathi Nagar,
VMV College Road, Amravati - 444 603

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.Umesh Madhukarrao Waghmare**, S/o.Mr.Madhukarrao Waghmare, Co-Borrower: **Mrs.Priti Ramesh Tayade**, W/o.Mr.Umesh M Waghmare, Guarantor: **Mr.Amol Narayanrao Khandare**, S/o.Mr.Narayanrao Khandare, have borrowed money from **Repco Home Finance Limited, Amravati 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 **27.08.2024** calling upon them to repay the amount mentioned in the notice vide Loan Account Nos. **2211811000115 & 2211820000116** being ₹ 5,39,835/- & ₹ 1,70,889/- respectively with further interest from **14.08.2024** 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(4) of the Act on **09.01.2025**.

Whereas the Borrower, Co-Borrower & 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 Nos. **2211811000115 & 2211820000116** being ₹ 5,72,286/- & ₹ 1,72,665/- respectively as on **29.03.2025**.

Date / Time of E - Auction: 29.05.2025, Between 11.00 a.m. and 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & time for submitting E-Tenders: 28.05.2025, 04.00 p.m

DESCRIPTION OF THE PROPERTY: All the piece and parcel of land together with building situated within the limits of Amravati Municipal Corporation and within the Jurisdiction of Sub-Registrar Office, Amravati City, comprised in Field Survey Nos. 41 & 42, converted into non-agricultural land vide Revenue Case No. NAP-34/Rajura-203/1983-1984, Order dated 19.04.1985, passed by Collector Amravati, therein layout converted Plot No.153 admeasuring 171 sq.mtrs. (1840 sq.ft.) situated at **Mouje Rajura, Pragane Manjarkhed, Tah. & Dist. Amravati**, is bounded as follows; (As per Sale Deed) Towards East: Service line, Towards West: Layout Road, Towards North: Remaining portion of said plot, Towards South: Remaining portion of said plot. (As per Actual): Towards East: Layout Road, Towards West: Service line, Towards North: Remaining portion of said plot, Towards South: Remaining portion of said Plot

RESERVE PRICE ₹ 31,02,000/- **EMD (10% of Reserve Price) ₹ 3,10,200/-** **Minimum Bid Increment Amount ₹ 25,000/-**

For E - Auction procedure, please contact **M/s. 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, Amravati Branch**, on all working days between 10 a.m & 5 p.m. **Contact Nos. 0721-2660050 & 91585 09966**

Date: 07.04.2025

Authorised Officer, Repco Home Finance Limited