REPCO HOME FINANCE LIMITED.
(Promoted by REPCO Bank - Govt of India Enterprise)
CIN : L65922TN2000PLC044655

S.No.11/80 **Date: 12-11-2026**

E – AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd.
Under
Securitization and Reconstruction of Financial Assets
And
Enforcement of Security Interest Act 2002

Whereas the **Borrower: Mr.A.Arun Kumar**, S/o.Mr.Ayyappan, **Co-Borrower: Mrs.A.Sangeetha**, W/O. Mr.Ayyappan, and **Guarantor: Mr.T.Ramesh,** S/o.Mr.Thangaraj, have borrowed money from Repco Home Finance Limited, **Perundurai** 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 **17.06.2025** calling upon them to repay the amount mentioned in the notice vide Loan Account No. **AHL10090210008501 (App No.208736)** being **Rs.15,24,942/-** with further interest from **05.06.2025** together with costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower and 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 **24.01.2026**.

Whereas the Borrower and 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 No. **AHL10090210008501 (App No.208736)** being **Rs.18,51,381/-** as on **11.11.2026.**

Details of sale

Date and Time of E – Auction	29.12.2026, 11.00 A.M -12.00 P.M (with unlimited auto extension of 5 minutes)
EMD (10% of Reserve Price)	Rs.1,99,400/- (Rupees One Lakh Ninety Nine Thousand and Four Hundred Only)
Reserve Price	Rs.19,94,000/- (Rupees Nineteen Lakhs and Ninety Four Thousand Only)
Last date & time for submitting E – Tenders	28.12.2026, 04.00 P.M
Minimum bid increment amount	Rs.15,000/-

Corporate Office : 3rd Floor, Alexander Square, New No : 2 (Old No. 34 & 35) Sardar Patel Road, Guindy, Chennai - 600 032.
Phone : 044-42106650 E-mail : co@repcohome.com, www.repcohome.com
Registered Office : 'REPCO TOWER', No. 33, North Usman Road, T.Nagar, Chennai - 600 017. Phone : 044 - 28340715 / 4037 / 2845

Description of property

All The Piece and Parcel of The land in Erode Registration District, Chennimalai Sub Reg.District, Tiruppur District, kangeyam Taluk, Keeranur Village,Patta No: 3602,R.S:no: 331/2C2

Total extent: 0.78.14 Hec

Present R.S.No : 331/2C2A1A1

In the above survey field, an extent of 1.93 acres which was divided as house sites in the name of Sri Selvanayaki Amman Nagar, by obtained the approval from the Deputy Director of Town and Country planning, Tiruppur, dated 19.02.2021 in the file No.399/2021 and

from the village panchayat dated 06.07.2021 in the file No.8/2021, and one such site in the layout bearing No.20 measuring, east west northern side 40 feet, east west southern side 40 feet, north south eastern side 30 feet, north south western side 30 feet,i.e.total extent of 1200 sq.ft (111.49sq.mtr) within the following boundaries:

East to site No.33

West to 9.0-meter north south layout road

North to Site No.19

South to site No.21

With the rights to use the common roads formed in the lay out and all other rights attached to the above property and the same is located in Keernavur Village Panchayat Limits.

Repco Home Finance

Terms and Conditions of E – Auction

1. The Tender form can be collected from Repco Home Finance Limited, **Perundurai** Branch during office hours on all working days.
2. The intending bidders of the property should send their bids in the prescribed tender form in a closed cover along with EMD of 10% of the reserve price by means of RTGS / NEFT / DD / Banker's Cheque drawn in favour of **"Repco Home Finance Limited"** payable at **Perundurai** or on the website **https://bankauctions.in** Tender form not in the prescribed format will not be accepted.
3. The EMD amount is refundable **without interest** to the bidder if the bid is not successful.
4. Offer without EMD and below the reserve price will be rejected.
5. The EMD amount shall be liable for forfeiture without any prior notice, if the successful/ bidder fails to adhere to the terms of sale.

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tendered by the Borrower/s at any time before the date fixed for sale or transfer of the secured asset.

15. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. The bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same. In case of any sale / transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.
16. For E – Auction procedure, please contact **M/s.4 Closure Mr.T.Jaya Prakash Reddy - 8142000064.**
17. For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Perundurai** Branch, on all working days between 10 A.M to 5 P.M. Contact Nos. **04294224959 & 8939784805.**

Repco Home Finance

Authorized Officer
Chief Manager

AUTHORISED SIGNATORY
REPCO HOME FINANCE LTD CHENNAI
SARFAESI ACT 2002

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