

S.No.03/328
Date: 29.03.2025
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 **Borrower: Mr.S.Prashanth Shivashankar** S/o, Late Shivashankar Gurusamy, **Co-Borrower: Mrs.S.Lavanya**, W/o, Mr.P.Venkatesh, and **Guarantor: Mr.Soorayakantha Shetty** S/o, Mr.Halanad Ganapayya Shetty, have borrowed money from Repco Home Finance Limited, **Yelahanka** Branch against the mortgage of the immovable property more fully described in the schedule hereunder, the company has issued a **Demand Notice** under Section 13(2) of the SARFAESI Act, 2002 on **22-06-2021** calling upon them to repay the amount mentioned in the notice being vide **Loan Account No.1341815002964** being **Rs.1,13,36,505/-** on **22-06-2021** together with further interest, 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 on **19-03-2022** under Section 13 (4) of the Act.

Whereas the borrowers 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 being vide **Loan Account No.1341815002964** being **Rs.1,85,30,973/-** as on **29-03-2025**.

Details of Sale

Date and Time of E – Auction	06.05.2025, 11.00 A.M -12.00 P.M (with unlimited auto extension of 5 minutes)
EMD (10% of Reserve Price)	Rs.15,26,100/- (Rupees Fifteen Lakhs Twenty Six Thousand One Hundred Only)
Reserve Price	Rs.1,52,61,000/- (Rupees One Crore Fifty Two Lakhs Sixty One Thousand Only)
Last date & time for submitting E – Tenders	05.05.2025, 04.00 P.M
Minimum bid increment amount	Rs.2,00,000/-

9. The successful bidder will bear the statutory dues / taxes / charges / Property Tax / EB applicable as per law and Income Tax Laws.
10. The Authorized Officer has absolute right to accept or reject tender or bid any or all the offers and adjourn / postpone / cancel the auction without assigning any reason thereof and also to modify any terms and conditions of this sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.
11. The sale is subject to confirmation by the Company.
12. The property will be sold in **"AS IS WHERE IS CONDITION"** and **"AS IS WHAT IS CONDITION"**. The intending bidder should satisfy himself about condition / status / Title etc., of the property and no representations and warranties are given by the Company relating to encumbrances & statutory liabilities etc.
13. No other prior encumbrance / charge in respect of the property have come to the knowledge and information of the company. The company will not be held responsible for any charge, lien and encumbrance, property tax or any other dues, etc., to the Govt. or anybody in respect of the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / statutory and other dues / affecting the property prior to submitting their bid. The other encumbrances, if any should be cleared by the purchaser of the property concerned.
14. We draw your attentions to Sec 13(8) of the Securitization Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are 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.4Closure**, Mr.M.Dinesh- **81420 00735, 81420 00061.**

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Yelahanka Branch**, on all working days between 10 A.M to 5 P.M. **Contact Nos.080-28564900 & 93796-64223.**



Authorized Officer

