

S.No.08/110
Date: 20-08-2026
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. K. Sridharan** S/o. Mr. Kaliyamoorthy, **Co - Borrower : Mrs. K Iswariya Sridharan** W/o. Mr. Sridharan, **Guarantor: Mr. V. Soundrapandian** S/o. Mr. Veerannan, have borrowed money from Repco Home Finance Limited, **Madurai North Veli** 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 **10-11-2025** calling upon them to repay the amount mentioned in the notice being **Loan Account Nos. AHL10020194008530 (Appl.No.215219) & NHL10030194008549 (Appl. No. 220008)** being **Rs.49,19,312/- & Rs.62,34,704/-** on **05-11-2025** together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the borrower & co-borrowers 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 **16-03-2026** 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. AHL10020194008530 (Appl.No.215219) & NHL10030194008549 (Appl. No. 220008)** being **Rs.54,66,680/- & Rs.70,56,816/-** as on **18-08-2026**.

DETAILS OF SALE

Date and Time of E- Auction	17-09-2026, 11.00 A.M -12.00 P.M(with unlimited auto extension of 5 minutes)
EMD (10% of Reserve Price)	Rs.17,23,800/- (Rupees Seventeen Lakhs Twenty Three Thousand and Eight Hundred Only)
Reserve Price	Rs.1,72,38,000/- (Rupees One Crore Seventy Two Lakhs and Thirty Eight Thousand Only)
Last Date & time for submitting E -Tenders	16-09-2026, 04.00 P.M
Minimum Bid Increment Amount	Rs.50,000/-

DESCRIPTION OF THE PROPERTY

All the piece and parcel of land together with building situated at Madurai District, Madurai South Registration district, No.4 Joint Sub-Registration District, Madurai South Taluk, Avaniyapuram Village, Previous Patta 67 Previous survey No. 827, In present UDR Patta 1658, Re.survey No.380/1 of a larger extent of 4 Acre 86 Cents in a Portion on the North West at present of extent of 1 acre 30 cents and 186 sq.ft. on the east northern 21 cents 238 sq.ft divided into plots, leaving the plots already sold the remaining Plot Nos. C5 and C6 now in Madurai Corporation present ward No.100, Bounded on the

North by : Plot No. C7, House of K.G. Varatharajan and K.V. Shankari
 East by : Plot sold by Andrew Joseph Sikkanda Doss
 South by : Plot No. C4, House of P.N. Rathinavel
 West by : 20ft Wide South North Common Road

At present measuring East West 42 ft and North South 60 ½ ft of an extent of 2541 sq.ft. and proportionate road space for the 20 ft road on the west of an extent of 605 sq.ft. of a total extent of **3146 sq.ft.** in present subdivided survey no.380/1B, Patta No. **5796** with house constructed therein in Sethusamuthira Nagar, bearing D.No. C5, C6, Jeybharath city (as per the property tax and receipt).

Terms and Conditions of Auction:

1. The Tender form can be collected from Repco Home Finance Limited **Madurai North Veli 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 **Madurai North Veli** or on the website **www.Bankeauctions.com**. 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.
6. After opening the tenders, the intending bidders may be given an opportunity at the discretion of the authorised officer to have, interse bidding amongst themselves to enhance the offer price.

16. 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.

17. For E-Auction procedure, please contact **M/s. C1 India Pvt Ltd., Mr. Prabakaran**
- **7418281709.**

18. For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, **Madurai North Veli** Branch, on all working days between 10 A.M to 5 P.M. **Contact Nos. 0452 2347209, 89397 49841.**

Repco
Home Finance


Authorized Officer
Chief Manager

