

Date: 26-11-2025

E - AUCTION SALE NOTICE

Sale of immovable property owned by Repco Home Finance Ltd.

Whereas **M/s. Repco Home Finance Ltd.**, Company registered under Companies Act, 2013 (hereinafter referred to as the "Company") owned the immovable property morefully described in the schedule herein below, vide Sale Certificate dated 23-07-2014, document No.7996/2014, in the Office of Sub-Registrar, Sriperumbudur.

Now, the Company intends to sell the property through public auction and authorized, Shri. Muralidharan K, General Manager, (hereinafter referred to as the "Authorized Signatory") to execute the Sale Deed.

Details of Sale

Date and Time of E - Auction	10-12-2025, 11:00 a.m. to 12:00 noon
EMD (10% of Reserve price)	Rs.14,22,000/-
Reserve price	Rs.1,42,20,000/-
Last date & time for submitting E - Tenders	09-12-2025, 5.00 pm
Minimum bid increment amount	Rs.10,000/-

Description of property

Schedule A

All the piece and parcel of land being house site bearing Plot No.22, measuring an extent of 3999 Sqft., in the layout of "**Sarala Nagar**", vide D.T.C.P Approval No. L.P.1039/89, comprised in Old Survey No.1598, covered under the Patta No. 1542, as per Patta New Survey No. 1598/24 of Sriperumbudur Village, Sriperumbudur Taluk, Kancheepuram District with building thereon consisting of Ground Floor and First Floor and bounded on the:

East by : Vacant Site
West by : Plot No - 21
North by : 23 Feet Road
South by : Vacant Site

Terms and Conditions of E - Auction

1. The Tender form can be collected from Repco Home Finance Limited, **Sriperumbudur** SAT center 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 **Sriperumbudur SAT center** 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 Authorized Signatory to have, interse bidding amongst themselves to enhance the offer price.
7. The successful bidder shall deposit 25% of the bid amount (inclusive of EMD) immediately after auction on the same day or not later than next working day of sale in form of Cash / DD as above and the balance bid amount within 15 days from the date of confirmation of sale. In case of default, all amounts deposited till then shall be forfeited to the Secured Creditor and the property shall be resold without giving notice.
8. The successful bidder should bear the charges / fees payable for conveyance such as Stamp duty, Registration fees etc. as applicable under law.
9. The successful bidder will bear the statutory dues / taxes / charges / Property Tax / EB, as applicable under law and Income Tax Laws.
10. The Authorized Signatory 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 company reserves the right to cancel an auction at any stage for any reasonable cause.
13. 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.
14. 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 from the date of sale. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property 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.
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 multiplying 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 sale consideration towards Income Tax.
16. For E - Auction procedure, please contact **M/s. C1 India Pvt. Ltd., Mr. Prabakaran - 7418281709.**
17. For inspection of the property, the intending bidders may **please contact Mr. Vimal Kumar M, AGM-Admin (Corporate Office) Mobile No.: 8778906697 (between 10:00 am - 05:00 pm on working days).**