



Repco Home Finance Limited

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 following Borrowers and Co-Borrowers have borrowed monies from Repco Home Finance Limited, Amravati Branch and the details of the liability is furnished hereunder. Whereas the Company has issued Notice under SARFAESI ACT and the Authorised Officer has taken Possession of the mortgaged properties and issued a Notice on the dates mentioned below and the Company now has decided to sell the properties under Section 8 and 9 of the Security Interest (Enforcement) Rules 2002, in "As is where is condition" and "As is what is condition"

DATE AND TIME OF E - AUCTION: 03.09.2025, 11.00 a.m – 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 02.09.2025, 4.00 p.m.

S.No.1: Borrower: Ms.Neha Ashok Prajapati, D/o.Mr.Ashok Prajapati, Co-Borrower: Mr.Ashok Lakshminarayan Prajapati, S/o.Mr.Laxminarayan Prajapati; Demand Notice Date: 28.02.2025; Amount claimed as per Demand Notice (Account No.2211870000402 & 2211820000604) ₹ 11,77,562/- & ₹ 7,18,973/- respectively as on 11.02.2025 together with further interest, costs and expenses; Possession Taken Date: 20.06.2025; Present Outstanding Amount: ₹ 12,44,813/- & ₹ 7,60,409/- respectively as on 17.07.2025.

DESCRIPTION OF PROPERTY: Description of land: All the piece and parcel of land situated at Mouje - Jewad, Pragane - Badnera, Tq. & Dist. Amravati, within the limits of Municipal Corporation of City of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing Field Survey No.14/2, admeasuring 4 H 16 R, which is converted into layout in pursuance of order passed by Hon'ble Collector, Amravati, on dated 17.10.1989, in Rev. Case No. NAP-34/Jewad-24/1989-90, in the area known as Chimote layout, out of this layout Plot No.79 admeasuring 2990.99 sq.ft. (277.87 sq.mtrs.) is bounded as funder; Towards East : layout Plot No.61, Towards West : 7.5 mtr, wide Road, Towards North : layout Plot No.78, Towards South : Nala.

Description of Flat: Residential apartment bearing Flat No.201 (West South corner), situated on Second Floor of the building/apartment, having carpet area admeasuring 38.13 sq.mtrs. built-up area admeasuring 41.72 sq.mtrs., the main door of the Apartment has access to the common area in the building known as Amarsukh Enclave (Wing B), constructed on the land/plot describe above along with 15.01% undivided share is bounded as follows; Towards East: by staircase & open space, Towards West : by open marginal space & thereafter 7.5 mtr. Wide Road, Towards North : by Flat No.202, Towards South : by open marginal space & thereafter Nala.

RESERVE PRICE ₹ 26,27,000/- **EMD (10% of Reserve Price) ₹ 2,62,700/-** **Minimum Bid Increment Amount ₹ 25,000/-**

DATE AND TIME OF E - AUCTION: 04.09.2025, 11.00 a.m – 12.00 Noon
(with unlimited auto extension of 5 minutes)

Last Date & Time for submitting E-Tenders : 03.09.2025, 4.00 p.m.

S.No.2: Borrower: Mr.Dilip P Ratnaparakhi, S/o.Mr.Prabhakar Ratnaparakhi, Co-Borrower: Mrs.Swati Dilip Ratnaparakhi, W/o.Mr.Dilip P Ratnaparakhi; Demand Notice Date: 28.02.2025; Amount claimed as per Demand Notice (Account No.2211860000493) ₹ 21,42,656/- as on 12.02.2025 together with further interest, costs and expenses; Possession Taken Date: 28.06.2025; Present Outstanding Amount: ₹ 22,49,886/- as on 17.07.2025.

DESCRIPTION OF PROPERTY: All that piece and parcel of property within the limits of Amravati Municipal Corporation and within the Jurisdiction of Sub-Registrar Office, Amravati City, comprised in Field Survey No.23/2-C (ie, 23/2-K), bearing Plot No.30 Totally admeasuring 100.32 sq.mtrs., (ie, 1079.84 sq.ft.), situated at Mouje Mhsala, Pragne Nandgaon Peth, Tq. Dist. Amravati, is bounded as follows; Towards East : Plot No.35, Towards West : Layout Road, Towards North : Plot No.31 Towards South: Plot No.29

RESERVE PRICE ₹ 38,35,000/- **EMD (10% of Reserve Price) ₹ 3,83,500/-** **Minimum Bid Increment Amount ₹ 25,000/-**

For E - Auction procedure, please contact S.No.1.M/s. MSTC Ltd., Mr.Damodharan 98410 02253 & S.No.2.M/s. 4Closure, Mr.M.Kiranmai - 81420 00066 / 81420 00062.

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 to 5 p.m Contact Nos. 91585 09966 & 0721-2660050.

Date: 19.07.2025 / 22.07.2025

Authorised Officer, Repco Home Finance Limited