



E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 17/02/2026, between 11.00 A.M. To 12.00 P.M. & 21/02/2026 and 27/02/2026 between 12.00 P.M. To 01.00 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 17/02/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 16/02/2026

Sr. No.	Name and Address of the Borrowers/Guarantors	Described of Immovable Properties	Possession Symbolic/Physical	Reserve Price (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
				EMD (Rs.)		
1	Borrower:- Mr Ayeshwarykumar Ashok Patil Co-Borrower:- Mrs Surekha Kishor Patil Both Address:- 1 Address: Ward No 08, Near Kela Post, Irrigation Colony, Khamsagon, District: Buldhana-444303. 2 Address: Gram Panchayat House No. 892, Plot No.19, Field Serial No. 91/1, Udasiababa Layout, Sutala Khurda, Khamsagon, District: Buldhana-444303	Registered Mortgage of Residential house on layout plot no. 19, Field Serial no. 91/1, Admeasuring 164 sq. ft, Udasiababa Layout, Peth- Khamsagon, Taluka Khamsagon, District Buldhana, Maharashtra- 444303. Boundaries of the Property: East- Plot No- 18, West- Plot no 20, North-Layout Road, South- Plot No. 44645	Physical	Rs. 39,00,000/- Rs. 3,90,000/-	Rs. 36,84,980.96 as on 22/01/2026 +Interest applicable & other charges	On or before 16/02/2026 Till 5.00 P.M.

E-AUCTION DATE 21/02/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 20/02/2026

2	Borrower :- M/s Gita Agro Industries Through Its Proprietor Mrs. Gitabai Purushottam Tapdiya, Address :- Shop No 4 Creative Home Auras, Block 62 Katol Road, Nagpur Maharashtra, 440013. Proprietor: Mrs. Gitabai Purushottam Tapdiya, Address :- Near Hanuman Mandir Gajanan Nagar, Akot Akola, Maharashtra, 444101 Guarantor: Mr. Shubham Purushottam Tapdiya, Address :- Near Hanuman Mandir, Gajanan Nagar, Akot Akola, Maharashtra, 444101 Borrower :- Mr. Shubham Purushottam Tapdiya, Address :- Gajanan Nagar Near Hanuman Mandir Akot, Akola, Nagpur - 444101	All that undivided 10.923% share and interest in ALL THAT piece and parcel of land bearing Plot Nos. 209 and 210 admeasuring amalgamated area 262.047 Sq. Mtrs. being a portion of land bearing khasra No. 139 of Mouza Nara, P.S.K. 11 Ward No. 57, Sheet No. 666/77 City Survey No. 472 in the layout of M/s Kale Land Developers, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District- Nagpur TOGETHERWITH the entire R.C.C. Superstructure bearing APARTMENT NO. 301, having carpet area of 39.389 Sq. Mtrs., Built up Area of 45.116 Sq. Mtrs., Open and Enclosed Balcony area of 13.788 Sq. Mtrs., and Super Built up area of 79.324 Sq. Mtrs. on the THIRD FLOOR of the building constructed on the said plot known as "ARCADE TOWER IV" and the plot is bounded as under: East - 9.00 Mtr Wide Road, West - Plot No. 164, North- Plot No. 208, South- Plot No. 210. OWNER OF PROPERTY:- Mr. Shubham Purushottam Tapdiya.	Symbolic	Rs. 44,00,000/- Rs. 4,40,000/-	Rs. 1,59,69,099.64 as on 27/01/2026 +Interest applicable & other charges Mr. Shubham Purushottam Tapdiya Rs. 52,30,646.96 M/s Gita Agro Industries Prop. Mrs. Gitabai Purushottam Tapdiya Rs. 1,07,38,452.68	On or before 20/02/2026 Till 5.00 P.M.
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3	Borrower :- M/s Shubham Trading Company Through its proprietor Mr. Shubham Purushottam Tapdiya 1 Address: Shop No. 4, Creative Home Aura Apartments Netaji Society, Katol Road, Nagpur - 440013 2 Unit/Godown Address: APMC Market, Popatkhed Road, Near LIC Office, Akot, Akola - 444101. 3 Unit/Godown Address: Plot No. B-7, MIDC Akot Lahori Road, Akot, Akola - 444101. 4 Unit/Godown Address: Plot No. 9 10 Shop No 001 Katol Road Ambika Apts Katol Road, Nagpur - 440013.	ALL THAT R.C.C. Superstructure bearing Flat No. 401, covering a Built up area of 36.082 Sq. Mtrs. Super built up area of 69.463 Sq. Mtrs. along with open terrace extra, on the 4th Floor of a building constructed thereon and to be known and styled as "ARCADE TOWER III" TOGETHERWITH the undivided 14.286% share and interest in Plot Nos. 26 & 27 total admeasuring about 265.9740 Sq. Mtrs. (As per R/L Letter) being a part and portion of the entire land bearing Kh. Nos. 141, 143, 144, 146, 148/4 situated in the layout of Muni Shambhunath Co-operative housing Society Ltd. Nagpur at Mouza Zingabai Takli P.H. No. 11 bearing City Survey No. 246, Sheet No. 620/41, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation in Tahsil & Dist. Nagpur and is bounded as under: East - Plot No. 416 42, West - 9 Mtrs. Wide road, North - Plot No. 25 A, South - Plot No. 27 Property Of Owner :- Mr. Purushottam Mohanlal Tapdiya.	Symbolic	Rs. 52,09,000/- Rs. 5,20,900/-	Rs. 6,41,28,073.79 as on 27/01/2026 +Interest applicable & other charges	On or before 20/02/2026 Till 5.00 P.M.
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4	Proprietor :- Shubham Purushottam Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola - 444101 Guarantor: 1. Rahul Purushottam Tapdiya, Plot No. 58 Sant Cyneshwar Society Koradi Chowk Shamshu Nagar Near Tiranga Chowk Manikpur Nagpur - 440030 2. Purushottam Mohanlal Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola - 444101.	ALL THAT R.C.C. Superstructure bearing Flat No. 401, covering a Built up area of 57.775 Sq. Mtrs. Super built up admeasuring about 79.62 Sq. Mtr. situated on the FOURTH FLOOR of the building known and styled as "SAI-APARTMENT-11" constructed on All that piece and parcel of property bearing amalgamated Plot No's. 35, 36, 49 & 50, total plot area admeasuring about 408.191 Sq. Mtrs. (14392.135 Sq. Feet) (As per Regularization Letter) being portion of entire land bearing Kh. No. 28, 29/1, 29/2, 29/3, P.H. No. 8, City Survey No. 653, Sheet No. 32 Mouza Borgaon, situated in the layout of Akhil Vigneshwari Bharati Co-op Housing Society Ltd. Nagpur, behind GO-GP Puro, Katol Road, Nagpur Ward No. 62 within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Tah & Dist. Nagpur and bounded as under: East - Plot No. 37 & 48, West - Plot No. 516 34 North- Road, South- Road. Property Of Owner :- Mr. Rahul Purushottam Tapdiya.	Symbolic	Rs. 40,27,000/- Rs. 4,02,700/-	Rs. 6,41,28,073.79 as on 27/01/2026 +Interest applicable & other charges	On or before 20/02/2026 Till 5.00 P.M.
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5	Borrower:- M/s Shubham Trading Company Through its proprietor Mr. Shubham Purushottam Tapdiya 1 Address: Shop No. 4, Creative Home Aura Apartments Netaji Society, Katol Road, Nagpur - 440013 2 Unit/Godown Address: APMC Market, Popatkhed Road, Near LIC Office, Akot, Akola - 444101. 3 Unit/Godown Address: Plot No. B-7, MIDC Akot Lahori Road, Akot, Akola - 444101. 4 Unit/Godown Address: Plot No. 9 10 Shop No 001 Katol Road Ambika Apts Katol Road, Nagpur - 440013 Proprietor :- Shubham Purushottam Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola - 444101 3. Guarantor: 1. Rahul Purushottam Tapdiya, Plot No. 58 Sant Cyneshwar Society Koradi Road Shamshu Nagar Near Tiranga Chowk Manikpur Nagpur - 440030 2. Purushottam Mohanlal Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola - 444101. Borrower :- Mr. Rahul Purushottam Tapdiya, Plot No. 58 Sant Cyneshwar Society Koradi Road Shamshu Nagar Near Tiranga Chowk Manikpur Nagpur - 440030.	Described of Immovable Properties :- All that R.C.C. Superstructure bearing Flat No. 301 covering a built-up of 45.20 Sq. Mtrs. on the Third Floor of the scheme known as "SAI-APARTMENT-15" constructed on All that piece and parcel of property bearing Plot No. B-33 having admeasuring Area 185.7240 square meters (1998.95 Square feet) as per regularization letter issued by Nagpur Improvement Trust which part of khasra no. 27, 28, 29, 33, 34, 35, 36/1, 36/2 and 36/3 situated at Mouza- Hajaripahad, in the layout of krushak mahila Co-operative Housing Society Limited, Nagpur bearing City Survey No. 51 Sheet No.40, Patwari halka No. 7 and within the limits of Nagpur Improvement trust and Nagpur Municipal Corporation, Tah & District- Nagpur. bounded as under: East- Plot No. B-34, West- Plot no B-32, North- Plot no B-09, South- Road Property Of Owner :- Mr. Rahul Purushottam Tapdiya.	Symbolic	Rs. 46,24,000/- Rs. 4,62,400/-	Rs. 6,76,13,133.97 as on 27/01/2026 +Interest applicable & other charges Mr. Rahul Purushottam Tapdiya Rs. 34,85,060.18 M/s Shubham Trading Company Prop. Mr. Shubham Purushottam Tapdiya Rs. 6,41,28,073.79	On or before 20/02/2026 Till 5.00 P.M.
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E-AUCTION DATE 27/02/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 26/02/2026

6	Borrower:- Mr. Purushottam Mohanlal Tapdiya, Address :- Near Hanuman Mandir, Gajanan Nagar, Akot Akola, Maharashtra, 444101 Co-Borrower :- Mrs. Gitabai Purushottam Tapdiya, Address :- Near Hanuman Mandir, Gajanan Nagar, AKOT AKOLA, MAHARASHTRA, 444101	All that piece and parcel of an Apartment No. 601 having carpet area admeasuring 49.537 Sq. Mtrs., Built up area admeasuring 72.917 Sq. Mtrs. and SUPER BUILT UP AREA OF 123.70 Sq. Mtrs. (Which includes Balcony area, open and covered parking area, area of servant quarter, common area of staircase, lift and lobby) on SIXTH FLOOR in building commonly known as "SRI PLAZA" alongwith the 14.286% share and interest in ALL THAT piece and Parcel of land admeasuring 243.65 Sq. Mtrs. (by loading the F.S.I. of 227.00 Sq. Mtrs.) Identified as NIT Leasehold Plot No. 76, bearing Corporation House No. 1305/76, in Bhamti Parsodi Street Scheme of Nagpur Improvement Trust, Nagpur at Kharsa Nos. 46/5, & 6 of Mouza Takli Seem, having City Survey No. 127/45, Sheet No. 81, situated at Cosmos Town, Takli Seem, within the limits of Nagpur Municipal Corporation/Sanctioning Authority, Ward No. 74 and Nagpur Improvement Trust, Nagpur, and the plot is bounded as under: East - Open Land, West - Road, North - Plot no 77, South - Road. OWNER OF PROPERTY:- Mr. Purushottam Mohanlal Tapdiya.	Symbolic	Rs. 72,16,000/- Rs. 7,21,600/-	Rs. 94,15,908.98 as on 27/01/2026 +Interest applicable & other charges	On or before 26/02/2026 Till 5.00 P.M.
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For detailed terms and conditions of the sale please refer the Service provider Baanknet (M/s PSB Alliance Pvt. Ltd.), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8162025051, Email: support.BAANKNET@psballiance.com/support.ebkray@procure247.com.) or may contact Chief Manager ARM Branch Nagpur of Canara Bank (Contact No. 9271071694) during office hours on any working day.

Date: 28/01/2026
Place: Nagpur

Authorized Officer
Canara Bank