



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 30/07/2025, & 31/07/2025 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 31/07/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 30/07/2025

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount D/s Liability (Rs.)	Bid Submission Date
1	Borrower :- Mrs. Juli Rahul Tapdiya Address: Plot No 93, Virchakra Colony, Near Sai Mandir, Katol Road, Nagpur - 440013.	All THAT R.C.C. Superstructure comprising Residential Apartment/Flat bearing no. 202 situated/ proposed to be situated on the SECOND FLOOR in the building known and styled as "AREADO TOWER V" stand/shall stand on that piece and parcel of land bearing Plot No. 75 and 76 being a portion of the entire land bearing Kh. No. 143, 188/1 of Mouza Nara, P.H. No. 71, bearing Sheet No. 635/96, City Survey No. 483,484 bearing Apartment/Flat no. 202 shall comprise the Built up area of 47,495 Sq. Mtr. (OR 511,236 Sq. Ft.) and Super Built up area of 97,724 Sq. Mtr. (OR 1051,89 Sq. Ft.) togetherwith Proportionate undivided share i.e. 10.453% and interest in all that piece and parcel of Plot No. 75 and 76 Total admeasuring 256.50 Sq. Mtr. And it is situated at ward no. 57, Maharshi Sai Baba Gruha Nirman Sahakari Sanstha Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District Nagpur. The said apartment is bounded as under: East - Open Space, West - 9.00 Meter wide Road, North - Plot No. 77, South - Plot No. 74. Property Of Owner : Mrs. Juli Rahul Tapdiya.	Symbolic	Rs. 41,24,000/- Rs. 4,12,400/-	Rs. 40,04,931.01 /- as on 07/07/2025 +interest applicable & other charges	On or before 30/07/2025 Till 5.00 P.M.

E-AUCTION DATE 30/07/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 29/07/2025

2	1. 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, Amblika 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 "ARCADO 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. 41 & 42, West - 9 Mtrs. Wide road, North - Plot No. 25 A, South - Plot No. 27 Property Of Owner : Mr. Purushottam Mohanlal Tapdiya.	Symbolic	Rs. 61,41,000/- Rs. 6,14,100/-	Rs. 5,85,25,052.91/- as on 04/07/2025 +interest applicable & other charges	On or before 29/07/2025 Till 5.00 P.M.
3	2. Proprietor : Shubham Purushottam Tapdiya, Gajanan Nagar Near Hanuman Mandir Akot, Akola - 444101 3. Guarantor: 1. Rahul Purushottam Tapdiya, Plot No 58 Sant Gyaneshwar Society Koradi Road Shambhu Nagar Near Tiranga Chowk, Mankapur 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 Nos 35, 36, 49 & 50, total plot area admeasuring about 408.191 Sq. Mtrs. (4392.135 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 Vishwa Bharati Co-Op Housing Society Ltd. Nagpur, behind GO GAS Pump, 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. 51 & 34, North - Road, South - Road. Property Of Owner : Mr Rahul Purushottam Tapdiya.	Symbolic	Rs. 47,46,000/- Rs. 4,74,600/-	Rs. 5,85,25,052.91/- as on 04/07/2025 +interest applicable & other charges	On or before 29/07/2025 Till 5.00 P.M.
4	1. 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, Amblika Apts Katol Road, Nagpur - 440013. 2. Proprietor : Shubham Purushottam Tapdiya, Gajanan Nagar Near Hanuman Mandir Akot, Akola - 444101 3. Guarantor: 1. Rahul Purushottam Tapdiya, Plot No 58 Sant Gyaneshwar Society Koradi Road Shambhu Nagar Near Tiranga Chowk, Mankapur Nagpur - 440030 2. Purushottam Mohanlal Tapdiya, Gajanan Nagar Near Hanuman Mandir Akot, Akola - 444101 2. Borrower :- Mr. Rahul Purushottam Tapdiya, Plot No 58 Sant Gyaneshwar Society Koradi Road Shambhu Nagar Near Tiranga Chowk, Mankapur 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, Patwar 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. 52,17,000/- Rs. 5,21,700/-	Rs. 6,18,33,682.2/- as on 04/07/2025 +interest applicable & other charges	On or before 29/07/2025 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd.), (Contact No. 7046612345/ 6354910712/ 8291220220/ 9892219848/ 8060205051, Email: support.BAANKNET@psballiance.com/support.ebkav@picure241.com), or may contact Chief Manager ARM Branch Nagpur of Canara Bank - (Contact No. 9271071694) during office hours on any working day.

Date: 15/07/2025

Place: Nagpur

Authorized Officer
Canara Bank