



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 31/10/2025 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 31/10/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 30/10/2025

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
				EMD (Rs.)		
1	Borrower:- Mr. Rahul Purushottam Tapdiya Address : Plot No. 58, Sant Gyaneshwar Society Koradi Road, Shambhu Nagar, Tiranga Chowk Mankapur, Nagpur - 440030	All that 19.437 % undivided share and interest in ALL THAT Piece and Parcel of land bearing Plot no. 209 and plot no 210 admeasuring amalgamated area 262.047 Sq Mt. being a portion of entire land bearing khasra no. 139 of mouza nara, PSK 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 corporationand Nagpur Imptovement Trust , Nagpur in Tahsil and District Nagpur, alongwith the R.C.C. Superstructure bearing APARTMENT NO. 401, having carpet area of 75.842 Sq. Mtrs built up area of 85.387 Sq. Mtrs open and enclosed balcony area of 22.104 Sq. Mtrs. and super built up area of 216.537 Sq. Mtrs. on the FOURTH FLOOR of the building constructed on the said plot known as "ARCADO TOWAR IV". Bounded as under: East - Layout Road, West - Plot No. 163, North - Plot No. 209, South - Layout Road. OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.	Physical	Rs. 1,08,11,000/- Rs. 10,81,100/-	Rs. 1,15,90,266.66 as on 30/09/2025 +Interest applicable & other charges	On or before 30/10/2025 Till 5.00 P.M.
2	Mr. Rahul Purushottam Tapdiya (Borrower) Address: Plot No. 58, Sant Gyaneshwar SocietyKoradi Road, Shambhu Nagar, Tiranga Chowk Mankapur, Nagpur - 440030.	ALL THAT piece and parcel of land being plot being Plot no. 2 admeasuring 477.00 Sq Mt (or 5134.42 Sq. Ft.) as per Regularization letter issued by NMRDA, being the portion of Lay-out known as "PRIVARA VIHAR -3" carved on ALL THAT piece and parcel of non-agricultural land bearing khasra no. 165/3 of Mouza-Jamtha, Admeasuring about 0.87 hectares, held in Occupant Class I Bhumiswami rights situated at Village-Jamtha within the limits of Nagpur Metropolitan Region in Tahsil- Nagpur (Rural) and District Nagpur. Bounded as under: East - Plot no 1, West - Plot no 3,4,5,6, North - 9.00 Mtr wide Road, South - Open Space. OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.	-	Rs. 90,47,000/- Rs. 9,04,700/-	Rs. 93,05,649.22 as on 30/09/2025 +Interest applicable & other charges	On or before 30/10/2025 Till 5.00 P.M.
3	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 "ARCADO 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. 11, 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. (Note - This property is under Tri Patriate Agreement)	Symbolic	Rs. 37,21,000/- Rs. 3,72,100/-	Rs. 41,24,314.01 as on 03/10/2025 +Interest applicable & other charges	On or before 30/10/2025 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/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/support.ebkay@procure247.com)." or may contact Chief Manager ARM Branch Nagpur of Canara Bank- (Contact No. 9271071694) during office hours on any working day.

Date: 03/10/2025

Place: Nagpur

Authorized Officer
Canara Bank