



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) 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 16/01/2026 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 16/01/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 15/01/2026

Sr. No.	Name and Address of the Borrowers/ Guarantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
1	<p>1. Borrower :- M/s RAHUL AGRO INDUSTRIES Through Its Partners 1) Mr. Rahul Purushottam Tapdiya 2) Mr. Purushottam Mohanlal Tapdiya</p> <p>Industry Address: Plot No. B-7 MIDC, Mini Industry Area, Lohari Road, Akot, Dist. Akola-444101</p> <p>Also At: Office Address: Plot No. 9, 10, Shop No. 001F, Shree Ambika Shanti Apartment, Near New Katol Naka, Katol Road, Nagpur-440013</p> <p>2. Partner : 1) Mr. Rahul Purushottam Tapdiya Address: Plot No. 58, Sant Gyaneshwar Society Koradi Road, Shambhu Nagar, Tiranga Chowk, Mankapur, Nagpur - 440030</p> <p>2) Mr. Purushottam Mohanlal Tapdiya Address: Gajanan Nagar, Near Hanuman Mandir, Mandir, Akot, Dist. Akola 444101</p> <p>3. Guarantor : Mr. Shubham Purushottam Tapdiya, Address: Gajanan Nagar, Near Hanuman Mandir, Akot, Dist. Akola 444101.</p>	<p>All that piece and parcel of land bearing Plot no 20 & 21 total admeasuring 357 Sq Mtrs and Plot no 22 admeasuring 122.67 SqMtrs total admeasuring of 3 plots 479.67 sqmtrs (516124 sqfts) and 480 sqmtrs (5164.8 sqfts) (as per computerized 7/12 extract) being a portion of the entire land bearing kh No 588/4 along with construction thereon situated at Akot Tahsil Akot & District Akola.</p> <p>OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p> <p>Bounded as under: East - Plot of Shri. Nandu Kela, West- Khasra No. 588/4, North -Plot of Dr. Modashe, South -Layout Road.</p> <p>AND</p> <p>All that piece and parcel of land bearing Plot No 1A admeasuring 265.52 SqMtrs (2857 Sq Fts) & 266 SqMtrs (as per computerized 7/12 extracts) bearing Survey No. 588/1, situated at Kasbe Akot Part 2, Taluka Akot & District Akola along with construction situated at Akot Tahsil Akot and Dist. Akola. bounded as under: East - Land of Purushottam tapadiya, West - Akot Akola Road, North - Plot of Dr. Modashe, South - Land of Shri Raut.</p> <p>OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	Symbolic	<p>Rs. 2,11,16,000/-</p> <p>Rs. 21,11,600/-</p>	<p>Rs. 26,96,89,111.43 as on 15/12/2025 +Interest applicable & other charges</p>	<p>On or before 15/01/2026 Till 5.00 P.M.</p>
2		All that piece and parcel of land bearing Plot no 37 admeasuring 80.80 sq mtrs (870 Sq Ft) Nagarpalika Malmatta No. 040000602, Ward/Prabhaag No. 4 being a portion of the entire land bearing kh no 12/2, Sheet No 18 togetherwith all construction building thereon situated at Akot Tahsil Akot and Dist. Akola.		Rs. 34,33,000/-		
3		Bounded as under: East - 10 Fts Road, West - 3 fts Service Lane, North - Plot No. 38, South - 15 Fts Road.		Rs. 3,43,300/-		
4		OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.				
5		All that piece and parcel of land together with the building structure of erections standing thereon bearing Plot No. B-7 admeasurments 800 SqMtrs [along with construction thereon] in the AKOT MINI INDUSTRIAL AREA of MIDC within the village limits of Khanapur (Trivambak) and outside the limit of Akot Municipal Council, Taluka Akot and Dist Akola, registration sub district Akot and registration district Akola. bounded as under: East - 20.00 Mtr. MIDC Road R/W, West - Plot No. B-2, North - Plot No. B-6, South - Plot No. B-8.		Rs. 1,51,95,000/-		
6		OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.		Rs. 15,19,500/-		
		All that piece and parcel of land bearing Eastern portion of Plot no 16 admeasuring 153.91 SqMtrs (1656 Sqft) out of 324 SqMtrs (3486.24 SqFt) bearing Nazul Sheet No 13, Nazul Plot No. 4/4/16, Occupancy Right 'E', situated at Kasbe Akot, Taluka Akot and District Akola.		Rs. 82,48,000/-		
		Bounded as under: East - House of Gajanan Dhone, West - Open Land of Shri Kayenge, North - 9.00 Mtr. Road, South - Land of Shri Gawande.		Rs. 8,24,800/-		
		OWNER OF PROPERTY : Purushottam M. Tapdiya.				
		All that piece and parcel of entire R.C.C. Superstructure comprising Apartment no. 401 (SE) covering a built up area 53.512 Sq. Mtrs. And super built up area 69.670 Sq. Mtrs. Situated on the 4th Floor of the building named "SHRI VALLABH RESIDENCY" constructed on the said land of Plot No. 12, together with undivided 12.498% share and interest of Plot No. 12 admeasurment 2835.26 Sq. Ft. (263.50 sq mt), from out of Field Survey No. 28/1 of Mouza Nawasari Pragane Nandgaon Peth, Tahsil & District Amravati converted to non agricultural use vide order dated 14.06.1999 passed by the Collector Amravati in R.C. No. NAP-34/Nawasaari-3/1996-97 and T.D.R. rights equivalent to 1850.72 Sq. Ft. (172.00 Sq.Mtrs.) from out of the T.D.R. certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/22/10, dated 26/10/2010 and certificate no. 22, for a total area of 4279.00 Sq. Mtrs. in Zone-B of Mouza Saturna, Amravati Tahsil & District- Amravati of land from out of the field survey No. 6/1 Part of Mouza Saturna, Tahsil & District- Amravati Municipal Corporation.		Rs. 33,24,000/-		
		Bounded as under: East - 12.00 Mtr Road, West - Plot No. 11-B, North - Road in the layout, South - Plot No. 1		Rs. 3,32,400/-		
		OWNER OF PROPERTY : Mr Shubham Purushottam Tapdiya.				
		THE UNDIVIDED 12.592 PERCENT share and interest in ALL THOSE Pieces and Parcel of land bearing Plot Nos. 106 & 107 out of the layout of Bhartiya Gruha Samasya Niwaran Sanstha, Nagpur containing by total admeasurments 261.00 Sq. Mtrs, being a portion of the entire land bearing kh. No. 83/2 of Mouza- Somalwada, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 401 covering a built up area of 42.567 Sq. Mtrs. Enclosed Balcony 6.466 Sq. Mtrs. And Open Balcony 3.705 Sq. Mtrs. Premium area of 12.090 Sq. Mtrs. (Total Area 64.828 Sq.Mtrs.) on the FOURTH FLOOR of a building constructed thereon and known and styled as "AWADH-III" bearing Corporation House Nos. 3522/106 and 3522/107, bearing City Survey No. 551 and Sheet No. 708 of Mouza Somalwada, situated Near Manish Nagar, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District Nagpur and bounded as under: East - Plot No.105, West - Plot No.108, North - 9.00 Mtr. Wide Road, South - Other Layout.		Rs. 51,54,000/-		
		OWNER OF PROPERTY : Mr Shubham Purushottam Tapdiya.		Rs. 5,15,400/-		

8	<p>All That R.C.C. Superstructure bearing Flat No. 301 covering a built up of 46.86 Sq. Mtrs. On the THIRD FLOOR of the scheme known as "Sai-Apartment-12" constructed on ALL that piece and parcel of property bearing Plot No. 17-B, having admeasuring area 191.490 Sq. Mtrs. (2060.4324 Sq. Ft.) 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- Hazari Pahad, in the layout of Krushak Mahila Co-operative Housing Society Limited, Nagpur bearing City Survey No. 51, Sheet No. 40, Patwari Halka No. 7 alongwith 16.667% undivided share and interest in the aforesaid land and within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur and bounded as under: East - Plot No. 18-B, West - Plot No. 16-B, North - Internal Road, South - Plot No. 40-B & 41-B OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 42,25,000/- Rs. 4,22,500/-</p>
9	<p>All That R.C.C. Superstructure bearing Residential Block No. 201 having Built up area of 82.59 Sq. Mtrs on Second Floor in a building title "RUNICHA ENCLAVE" alongside 25% i.e. 1/4th Undivided share and interest in all that piece and parcel of Land bearing Plot No. 18 admeasuring 207.339 Sq. Mtr. (as per City Survey Record 195.2 Sq. Mtrs), in civil station expansion scheme of NIT Trust Telang khedi Precinct Layout, Khasra No. 36, Mouza Pandrabodi bearing City Survey no. 170, Sheet No. 15, Bearing Nagpur Municipal Corporation House No. 461, Ward No. 69, situated at P. & T. Colony Nagpur within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur in Tahsil & District Nagpur. Bounded as under: East - Plot No. 17 A, West - Plot No. 18 A, North - Road, South - Plot No. 36 A. OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 93,55,000/- Rs. 9,35,500/-</p>
10	<p>The Undivided 0.353% share and interest in ALL THOSE pieces and parcel of land bearing Plot Nos 15 to 26, total area admeasuring 12444.45 sqmtrs being a portion of entire land bearing kh no 82,83,84 & 85/1, P H No 76 Mouza Ruikhairi togetherwith the entire R.C.C. superstructure comprising building No. B3 (G+7) type building, bearing Apartment No. 601 having carpet Area 46.180 Sq. Mtrs. (497.08 Sq. Ft) and built up area of 53.583 Sq Mtrs (576.76 Sq. Ft.) and superbuilt up area 66.89 Sq Mtrs (720 sq.ft) inclusive of Balconies, Staircase and passage and cover parking area on the SIXTH FLOOR of the building/Wing "B-3" out of the complex known and styled as "Tech-Town" situated at Village Ruikhairi in Tahsil Nagpur (Rural) and Nagpur District. Bounded as under: East - Apartment No. 602, West - Building No. A6, North - Open Area, South - Passage thereafter Apartment No. 606. OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 19,64,000/- Rs. 1,96,400/-</p>
11	<p>All that piece and parcel of land bearing Plot/Survey No 658, containing R.C.C. construction admeasuring 98.90 SqMtrs (as per regularization under Gunthewari Act) & open land admeasuring 87.15 Sq mtrs i.e total admeasuring 186.05 Sq Mtrs of Mouza Nainpur, P.H. No. 6 bearing Nagar Parishad House No 129 within the limit of Nagar Parishad Desalganj, Kannamwar Ward A, No. 136, District Gadchiroli. Bounded as under: East - 3.00 Mtrs Wide Road, West - Land of Shri Soudagarke, North - Land of Shri. Yadavrao Chilave, South - Land of Shri Damaji Satpute OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 54,46,000/- Rs. 5,44,600/-</p>
12	<p>ALL that R.C.C. Superstructure bearing Flat No. 401 covering a built up area of 71.52 Sqmtr on the FOURTH FLOOR of the scheme known as "Sai Apartment-16" constructed on all that piece and parcel of the property bearing amalgamated Plot No. 57 & 58 having admeasuring area 278.70 sqmtr (2999.64 Sq. Ft) as per Regularization Letter issued by Nagpur Improvement Trust which part of Khasra 52/5 situated at Mouza Borgaon, in the layout of Anupam Co-operative Housing Society Limited, Nagpur bearing City Survey No. 660/1, Sheet No. 66, P.H. No. 8 and within the limits of NIT & Nagpur Municipal Corporation Tahsil and Dist. Nagpur. Bounded as under: East - Plot No. 89 690, West - 9 Mts. Wide Road, North - Plot No. 56, South - Plot No. 88 OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 47,91,000/- Rs. 4,79,100/-</p>
13	<p>All that piece and parcel of Land bearing Plot No. 12, admeasuring 216 sq mtrs (2324.16 Sq. Ft) in the layout of Survey/Khasra No. 27/4, converted Agriculture Land into Non Agriculture Land for residential use vide Order dated 18.03.1992 passed by their Collector Akot in Land revenue Case no. NAP-34/Kemlapur/28/1990-1991 and layout sanctioned by the sanctioning authority of Mouza Kasbe Akot (Kemlapur) bearing Nazul Sheet No. 12, Nazul Plot No. 8/2/12, Holding Rights- "E", within the limits of Panchayat Samiti, Akot, Tahsil Akot & District Akola. Bounded as under: East - Shree Colony, West - 6.00 Mtrs. Road in the layout, North - Open Land of Plot No. 10, South - Plot No. 13. OWNER OF PROPERTY : Mr Shubham Purushottam Tapdiya.</p>	<p>Rs. 1,82,60,000/- Rs. 18,26,000/-</p>
	<p>All that piece and parcel of the land bearing Plot No. 16 total land admeasuring an area of 111.446 sq.mtrs togetherwith R.C.C. construction admeasuring 118.849 Sq.Mtrs situated in layout of Jaihind Co-operative Housing society Ltd Nagpur out of Khasra No 98/4 P.H. No.7 of Mouza-Dabha bearing City Survey No.343 sheet No.281/95, Ward No.68, bearing Corporation House No. 986/16, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur in Tahsil and District Nagpur and Bounded as under: East - Plot No.15, West - Plot No.17, North - Plot No.5, South - 9.14 Mtrs Wide Road. OWNER OF PROPERTY : Mr Rahul Purushottam Tapdiya.</p>	<p>Rs. 72,85,000/- Rs. 7,28,500/-</p>