



Zonal Office Nagpur
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**E-Auction
Sale Notice**

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction Date : 21.01.2026 from 10.00 A.M to 05.00 P.M.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description Of The Immovable Property With Known Encumbrances, If Any And Name Of Mortgager/ Owner And The Type Of The Possession & Baanknet Property Id	Reserve Price, EMD, Bid Increase Amount
HUDKESHWAR NAGPUR (AUTHORISED OFFICER: SHRI CHANDANKUMAR GAIDHANE (CHIEF MANAGER) MOB: 9970970110)			
1.	1. M/s Shubham Flour Mill (Borrower) Plot No B/6, MIDC Mini Industry, Lohari Road, MIDC Akot 444101 2. Mr Rahul Purushottam Tapadiya (Proprietor & Borrower) Plot No 58 Sant Gyaneshwar Society Koradi Road Near Tiranga Chowk, Shambhu Nagar Nagpur 440030 3. Mr Shubham Purushottam Tapadiya (Guarantor) 2 & 3 At: Plot No 93, Virchakra Colony, Near Sai Mandir, Katol Rd Nagpur 440013 4. Mr. Purushottam Mohanlal Tapadiya (Guarantor) Gajanan Nagar, Near Hanuman Mandir, Akot, Akola 444101	Type of possession: Physical I Property ID: IDIBOSFM3 Equitable Mortgage of all that piece and parcel of property (open plot No 14, 15 and 16) situated at Kasbe Akot Bhag-1, PRATAPII R.S.P.S. Akot, Z.P.Akola, Tq & Dist Akola within the limits of Akot Nagar Parishad, Akot, Tq Akot, Dist Akola, Gut No./F.S.No. 326/3/A [As per Computerized 7/12 extract F.S. No./Gut No.326/3/A-R4, 326/3/A/15, 326/3/A/16] out of which 0.72HR land. The said land is converted to NA purpose vide Rev.Case No. NAP-34/Akot Bhag-1/42/2012- 13, Order dated 13.08.2013 and sanctioned layout map by Tahsildar Akot. Out of which Layout Plot No 14, adm 301.35 Sq.Mtr. (3243.70 Sq.Ft.), Layout Plot No 15, adm 304.50 Sq.Mtr. (3277.61 Sq. Ft.), Layout Plot No 16, adm 301.95 Sq.Mtr. (3250.16 Sq. Ft.), Total admeasuring of three plots 907.80 sq. meter (9771.47 sq.ft) as per computerized 7/12 extract admeasuring 907 sq. meter. Boundaries: East -Akot-Varur Jaulka Road, West- Plot no 13-B, North - 7.50 Meter Road in Layout, South: Layout Road Owner: Shri Shubham Purushottam Tapadiya Encumbrance: Spl CS/35/2025 pending before Court of Civil Judge, Sr Dn Akot, Akola. No stay order or restraint against the Bank's SARFAESI proceedings	RP : Rs 69,00,000/- EMD : Rs 6,90,000/- BIA : Rs. 10,000/-
		Type of possession: Physical I Property ID: IDIBOSFM4 Equitable Mortgage of all that piece and parcel of Residential Flat/ FLAT NO S-3 (Super Built Up Area 78.07 Sq Mtrs), "Purva Apartment", FS No 35/1D, 2nd Floor, Umakhed, Kharap Road, Akola Admeasuring 840 Sq ft undivided share in land bearing Plot No 50 (admeasuring 238.875 Sq Mtrs), being part and portion of entire land bearing Kh. No 35/1-D, Mouza-Umarkhed, Gram Panchayat Kharao in Tah and Dist Akola. which is bounded by: East -Layout Road, West - Flat no S-2, North - Flat no S-4, South - Marginal Space Owner: Mr. Rahul P Tapadiya Encumbrance: Not known to bank	RP : Rs 15,10,000/- EMD : Rs 1,50,000/- BIA : Rs. 10,000/-

Total Dues in Rs. 9,87,73,574/- as on 26.11.2024 with further interest, costs, other charges and expenses thereon.

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID: - support.baanknet@psballiance.com and other help line numbers available in service providers help desk.

For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.

Place: Amravati
Date: 02.01.2026

Authorized Officer,
Indian bank