

**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 Authorized Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "whatever there is" condition on 30/08/2025 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 30/08/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 29/08/2025

Sr. No.	Name and Address of the Borrowers/ Guarantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount D/s Liability (Rs.)	Bid Submission Date
1	1. Borrower :- M/s Gita Agro Industries Through its Proprietor Mrs. Gitabai Purushottam Tapdiya 1 Address : Shop No 4 Creative Home Auras, Block 62 Katol Road, Nagpur Maharashtra, 440013 2 Address : Near Hanuman Mandir Gajanan Nagar, Akot Akola, Maharashtra, 444101 2. Guarantor :- Mr. Shubham Purushottam Tapdiya, Address : Near Hanuman Mandir, Gajanan Nagar, Akot Akola, Maharashtra, 444101 3. 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. 51, Sheet No. 666/77 City Survey No. 412 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 13.730 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 "ARCADO 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. 49,45,000/- Rs. 4,94,500/-	Rs. 1,40,08,926.30/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
2	1. Borrower :- Mr. Purushottam Mohanlal Tapdiya Address : Near Hanuman Mandir, Gajanan Nagar, Akot Akola, Maharashtra, 444101 2. Co-Borrower :- Mrs. Gitabai Purushottam Tapdiya Address : Near Hanuman Mandir Gajanan Nagar, AKOT AKOLA, MAHARASTRA, 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 "SURYA 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 Nil Leasehold Plot No. 76, bearing Corporation House No. 1305/76, in Bhamti Parsodi Street Scheme of Nagpur Improvement Trust, Nagpur at Khasra Nos. 45/5, 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. 14 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. 80,30,000/- Rs. 8,03,000/-	Rs. 89,10,190.35/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
3	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. Mtr. being a portion of entire land bearing khasra no. 139 of mouza nara, P.S.K. 11, ward no 51, Sheet no 666/77, city survey no 412 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, 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 TOWER 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.	Symbolic	Rs. 1,13,81,000/- Rs. 11,38,100/-	Rs. 1,13,40,877.29/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
4	Borrower :- M/s Vatsala Shriram Cold Storage through its Proprietor Shri. Vikas Shriram Shastri 1. Address : Plot No C 13 C Zone Opp Pooja Tractor Trolley Factory MIDC Area, Wardha 442001 2. Address : Plot No C 43 By 3, Opp Naushad Furniture MIDC Barbad Post Sevagram Wardha 442102	Mortgage of Cold storage unit non-agri land & building at leasehold Plot No. C-13, admeasuring 1000 sq mtr., MIDC Wardha Dist. Wardha bounded as under: East - Plot No. C-14, Arvind Plastic West - Reserved land of MIDC North - MIDC Road South - Plot No. C-29 OWNER OF PROPERTY: Mr. Vikas Shriram Shastri	Symbolic	Rs. 26,00,000/- Rs. 2,60,000/-	Rs. 1,25,46,813.93/- as on 23/07/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
5	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 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 "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. 416 42, West - 9 Mtrs. Wide road, North - Plot No. 25A, South - Plot No. 27 Property Of Owner: Mr. Purushottam Mohanlal Tapdiya.	Symbolic	Rs. 61,41,000/- Rs. 6,14,100/-	Rs. 5,94,26,055.79/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
6	1. Proprietor :- Shubham Purushottam Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola - 444101 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-II" constructed on All that piece and parcel of property bearing about 408.191 Sq. Mtrs. (4392.135 Sq. total plot area admeasuring about 408.191 Sq. Mtrs. (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 Borgsen, situated in the layout of Akhil Vishwa Bharti Co op Housing Society Ltd. Nagpur, behind CO-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. 5,94,26,055.79/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.
7	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 Ambika 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 Kruishak 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. 52,17,000/- Rs. 5,21,700/-	Rs. 6,27,59,537.02/- as on 03/08/2025 +Interest applicable & other charges	On or before 29/08/2025 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer the The service provider BankNet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892719846/ 8160260501. Email: support.BANKNET@psballiance.com/support@psb@psb@psb.com) or may contact Chief Manager ARM Branch Nagpur of Canara Bank - (Contact No. 9271071694) during office hours on any working day.

Date: 04/08/2025

Place: Nagpur

Authorized Officer
Canara Bank