



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 13/08/2026 6 14/08/2026 6 18/08/2026 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 13/08/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 12/08/2026

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.	Borrower:- M/s Panjanti Beverages And Food Products Prop. Mr. Ali Azhar Salim Ajani Registered Office :- Rai Ashiyana 411, Flat No. 06, Motibagh, Ansar Nagar, Nagpur - 440004 And Also At:- Factory :- Ward No. 2, Near Budha Vihar, At Post Ranala, Tah. Kamptee, Dist. Nagpur - 440004 Guarantor:- i) Mr. Salim Yusuf Ali Ajani ii) Mrs. Kanji Fatma Salim Ajani I and II are both address:- Apartment No. 606 in Wing III On Sixth Floor Rai Ashiyana, Motibagh, Ansar Nagar, Nagpur - 440004.	Emt of All that entire RCC Superstructure comprising Apartment/ Pent House No. 606 in Wing III on Six Floor in the scheme to be named and styled as "Rai Ashiyana" area admeasuring 41.93 Sq. Mtrs i.e. 446.63 Sq. Ft. of built up area alongwith piece of undivided share 0.215 % of all that piece and parcel of land area 2.670 Acres i.e. 10805.01 Sq. Mtr in all that piece and parcel of N.I.T. Leasehold land located within the City Corporation limits of Nagpur, Bearing Kh. No. 39 and 41 in the panchapoli Housing Accommodation Scheme of NIT Land Mouza- Bhankheda in Motibagh Improvement Scheme, bearing C S No.6, Sheet No.190/11 Bearing Corporation House No. 411/W-3/606, Ward No. 53, Ansar Nagar Within the City Corporation limits of Nagpur Tah. 6 Dist Nagpur -440004. Boundaries of plot :- East by: Property of NOGA, West by: Nallah & Road, North by: Road, South by: Railway line OWNER OF PROPERTY :- Mr. Salim Yusuf Ali Ajani & Mrs. Kanji Fatma Salim Ajani.	Symbolic	Rs. 16,33,000/- Rs. 1,63,300/-	Rs. 59,55,201.27 as on 17/07/2026 +Interest applicable & other charges	On or before 12/08/2026 Till 5.00 P.M.

E-AUCTION DATE 14/08/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 13/08/2026

2.	Borrower: M/s Ecotrinity Automobiles Private Limited Through its Directors :- 1. Mr. Alok Albert Joseph 2. Mrs. Sneha Alok Joseph Regd. Address: House No. 298, 1st Floor, Joseph Compound, Naya Basti, Nagpur, Maharashtra-440001 2. Mr. Alok Albert Joseph (Director/ Guarantor/ Mortgage) 3. Mrs. Sneha Alok Joseph (Director/ Guarantor) 2 & 3 are both Address At: R33, Koradi Road, Shree Ganesh Nagar, Village Bokhara, Bokhara ICICI Bank, Near Podar International School, Nagpur, Maharashtra-441111.	SCHEDULE - A OF PROPERTY:- All that piece and parcel of land bearing Khasra No. 85/A, 85/B-1, 85/B-2 & 85/C having total area of about 5.96 Hectares out of total area 6.10 Hectares situated at Mouza - Bhokara, Gram Panchayat Bokhara, Occupant Class - I, P.H. No. 12-A, Tahsil - Nagpur (Gramin), District- Nagpur and bounded as under: To the East - Shiv Boundary, To the West - Khasra No. 86, 87, 88, 89 and Koradi Road, on the North - Office of P & T and Khasra No. 84, To the South - Khasra No. 90. SCHEDULE - B OF PROPERTY:- All that piece and parcel of land bearing Residential Plot No. R/33 admeasuring 148.50 Sq.Mtrs. from and out of land described in SCHEDULE - A, together with the building having built up area of 116.098 Sq.Mtrs. In the scheme "SHREE GANESH NAGARI" Ward No. 4 of Grampanchayat- Bokhara, Tahsil- Nagpur (Gramin) & District- Nagpur constructed thereon as per the sanctioned plan and bounded as under: To the East :- Road, To the West :- Plot No. R/24, To the North :- Plot No. R/34, To the South :- Plot No. R/32. Name of Title Holder :- Sri Alok Albert Joseph.	Symbolic	Rs. 67,00,000/- Rs. 6,70,000/-	Rs. 95,43,981.63 as on 22/07/2026 +Interest applicable & other charges	On or before 13/08/2026 Till 5.00 P.M.
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E-AUCTION DATE 18/08/2026 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 17/08/2026

3.	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 14.28% 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 NIT Leasehold Plot No. 76, bearing Corporation House No. 1305/76, in Bhambli Parsodi Street Scheme of Nagpur Improvement Trust, Nagpur at Khasra Nos. 46/5, 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. 74 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. 65,12,000/- Rs. 6,51,200/-	Rs. 1,00,91,800.68 as on 20/07/2026 +Interest applicable & other charges	On or before 17/08/2026 Till 5.00 P.M.
4.	Borrower :- M/s Gita Agro Industries Through its Proprietor Mrs. Gitabai Purushottam Tapdiya, Address :- Shop No 4 Creative Home Auras, Block 62 Katol Road, Nagpur Maharashtra, 440013 Proprietor: Mrs. Gitabai Purushottam Tapdiya, 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. 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 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 13.738 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 "ARCAADO 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.	Physical	Rs. 39,71,000/- Rs. 3,97,100/-	Rs. 1,76,05,368.48 as on 21/07/2026 +Interest applicable & other charges Mr. Shubham Purushottam Tapdiya Rs. 60,00,509.92 M/s Gita Agro Industries Prop. Mrs. Gitabai Purushottam Tapdiya Rs. 1,16,04,858.56	On or before 17/08/2026 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/ 6354591072/ 8291220220/ 9892219848/ 816205051, 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: 23/07/2026
Place: Nagpur

Authorized Officer
Canara Bank