

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 19.11.2025 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 (Authorized Officer : Shri Chandankumar Gaidhane (CM) Mob No: 9970970110)			
1.	<p>1. M/s Shubham Flour Mill (Borrower) Plot No B/6, MIDC Mini Industry, Lohari Road, MIDC Akot 444101</p> <p>2. Mr Rahul Purushottam Tapadiya (Proprietor & Borrower) Plot No 58 Sant Gyaneshwar Society Koradi Road Near Tiranga Chowk, Shambhu Nagar Nagpur 440030</p> <p>3. Mr Shubham Purushottam Tapadiya (Guarantor) Both 2 & 3 Resided AT: Plot No 93, Virchakra Colony, Near Sai Mandir, Katol Rd Nagpur 440013</p> <p>4. Mr. Purushottam Mohanlal Tapadiya (Guarantor) Gajanjan Nagar, Near Hanuman Mandir, Akot, Akola 444101</p>	<p>Type of possession: Physical Property ID: IDIB05FM3</p> <p>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, admeasuring 301.35 Sq.Mtr. [3243.70 Sq.Ft.], Layout Plot No 15, admeasuring 304.50 Sq.Mtr. [3277.61 Sq. Ft.], Layout Plot No 16, admeasuring 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.</p> <p>Owner: Shri Shubham Purushottam Tapadiya</p>	<p>RP : Rs 87,06,000/- EMD : Rs 8,70,600/- BIA : Rs. 10,000/-</p>
		<p>Type of possession: Physical Property ID: IDIB05FM4</p> <p>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-Umakhed, 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,</p> <p>Owner: Mr. Rahul P Tapdiya</p>	<p>RP : Rs 19,07,000/- EMD : Rs 1,90,700/- BIA : Rs. 10,000/-</p>

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

	Nagpur City (Itwari) Branch (Authorized Officer : Shri Hemant P Somkuwar (CM) Mob No 9009167200)		
2.	<p>1. Mr. Umesh Vachhpal Sankale (Borrower & Mortgagor) 2. Mrs. Arti Umesh Sankale (Co-Borrower & Mortgagor) Both Resided At. : House No. 611, Last bus stop, Near Post Office, Ramabai Ambedkar Nagar, Jaitala, Nagpur -440036</p>	<p>Type of possession: Physical Property ID: IDIB03234069793</p> <p>All the part and parcel of Apartment No. B1-401, on fourth floor in building no. B of Block No. B1 in the building known as "Gokul" being the portion of "Vrindavan" constructed on land bearing survey No. 38/1, P.H.No.48, Situated at Wagdhara, Mouja - Wagdara, Tahsil Hingna & District Nagpur Carpet Area 38.430 Sq.M. Owner of the property : Mr.Umesh Vachhpal Sankale & Mrs. Arti Umesh Sankale Property bounded by East : Survey No. 39, West : Survey No. 37, North : Nallah & Survey No. 248, South : Nallah.</p>	<p>RP : Rs 19,20,000/- EMD : Rs 1,92,000/- BIA : Rs. 10,000/-</p>

Total Dues in Rs. 21,44,246/- as on 31.07.2025 with further interest, costs, other charges and expenses thereon.

	Sakkardara Nagpur Branch (Authorized Officer : Shri Pankaj Raut (CM) Mob No 8334803944)		
3.	<p>1. MR. VIJAY SITARAM HEDAU (Borrower/Mortgagor) 2. MRS. ALKA VIJAY HEDAU (Guarantor) Both Address: Flat No.301, Sai-Naman-IV Apartment, Plot No.100, Sadguru Nagar, Manewada, Nagpur-440027</p>	<p>Type of possession: Symbolic Property ID: IDIB0VUJAY</p> <p>All that piece and parcel of Apartment No.301 admeasuring about 92.902 Sq Mtr, on 3rd floor, in the building known as "SAI-NAMAN-IV" constructed on Plot No.100 in the layout of "sadguru saran sewa samitee" under KH No. 73/1k, City Survey No.597, Sheet No.56, 57, 61, Ward No.14, P.H. No.39, situated at Sadguru Nagar, Mouza Manewada, Nagpur-440 027. The Property Is Bounded as: EAST - PLOT NO.101, WEST - PLOT NO.99, NORTH - PLOT NO.88, SOUTH - ROAD.</p>	<p>RP : Rs 41,40,000/- EMD : Rs 4,14,000/- BIA : Rs. 10,000/-</p>

Total Dues in Rs.24,82,052/- as on 18.03.2025 with further interest, costs, other charges and expenses thereon.

Prior Encumbrance: Not known to bank
 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>.
 Place: Amravati, Nagpur
 Date: 30.10.2025