



**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 6 (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 30/09/2025 6:17/10/2025 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 30/09/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 29/09/2025**

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	1. Borrower :- M/s Gita Agro Industries Through its Proprietor Mrs. Gitabai Purushottam Tapdiya. Address : Shop No 4 Creative Home Apts, Block 62 Katol Road, Nagpur Maharashtra, 440013 2. Proprietor: Mrs. Gitabai Purushottam Tapdiya, Address : Near Hanuman Mandir, Gajanan Nagar, Akot Akola, Maharashtra 444101 3. 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 139.389 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 "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. 46,97,000/- Rs. 4,69,700/-	Rs. 1,49,70,977.30 as on 31/08/2025 +interest applicable & other charges Mr. Shubham Purushottam Tapdiya Rs. 48,33,564.95 M/s Gita Agro Industries Prop. Mrs. Gitabai Purushottam Tapdiya Rs. 1,01,37,412.35	On or before 29/09/2025 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 NIT Leasehold Plot No. 76, bearing Corporation House No. 1305/76, In Bharti 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. 76,28,000/- Rs. 7,62,800/-	Rs. 90,08,876.35 as on 31/08/2025 +interest applicable & other charges	On or before 29/09/2025 Till 5.00 P.M.
3	Borrower :- Mrs. Jull Rahul Tapdiya Address: Plot No. 93, Virchakra Colony, Near Sai Mandir, Katol Road, Nagpur 440013.	All THAT R.C.C. Superstructure comprising Residential Apartment/Flat bearing no. 202 situated/proposed to be situated on the SECOND FLOOR in the building known and styled as "ARCADO TOWER-V" stand/shall stand on that piece and parcel of land bearing Plot No. 75 and 76 being a portion of the entire land bearing Kh. No. 143, 188/1 of Mouza Nara, P.H. No. 11, bearing Sheet No. 635/96, City Survey No. 483/484 bearing Apartment/Flat no. 202 shall comprise the Built up area of 47.495 Sq. Mtr. (OR 511.236 Sq. Ft.) and Super Built up area of 97.724 Sq. Mtr. (OR 1051.89 Sq. Ft.) togetherwith Proportionate undivided share i.e. 10.453% and interest in all that piece and parcel of Plot No. 75 and 76 Total admeasuring 256.50 Sq. Mtr. And it is situated at ward no. 57, Maharshi Sai Baba Gruha Nirman Sahakari Sanstha Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District Nagpur. The said apartment is bounded as under: East - Open Space, West - 9.00 Meter wide Road, North - Plot No. 77, South - Plot No. 74. Property Of Owner: Mrs. Jull Rahul Tapdiya. (Note - This property is under Tri Patriate Agreement)	Symbolic	Rs. 39,17,000/- Rs. 3,91,700/-	Rs. 40,48,263.61 as on 31/08/2025 +interest applicable & other charges	On or before 29/09/2025 Till 5.00 P.M.
4	Borrower :- Shubham Purushottam Tapdiya, Gajanan Nagar, Near Hanuman Mandir Akot, Akola-444101	1. ALL THAT R.C.C. Superstructure Residential Apartment/Flat bearing No. 301, situated/proposed to be situated on the THIRD FLOOR in the building known and styled as "ARCADO TOWER-V" stand/shall stand on all that piece and parcel of land bearing Plot No. 75 and 76 being a portion of the entire land bearing Kh. No. 143, 188/1 of Mouza Nara, P.H. No. 11, bearing Sheet No. 635/96, City Survey No. 483 bearing Apartment /Flat No. 301 shall comprise the Built up area of 46.273 Sq. Mtr. (OR 498.07 Sq. Ft.) and Super Built up area of 95.603 Sq. Mtr. (OR 1029.07 Sq. Ft.) togetherwith Proportionate undivided share i.e. 10.453% and interest in all that piece and parcel of Plot No. 75 and 76 Total admeasuring 256.50 Sq. Mtr. (As per Regularisation Letter) and it is situated at Ward No. 57, Maharshi Sai Baba Gruha Nirman Sahakari Sanstha Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District Nagpur and bounded as under: East - Open Space, West - 9.00 Mtrs Wide Road, North - Plot No. 77, South - Plot No. 74 Property Of Owner: Shubham Purushottam Tapdiya (Note - This property is under Tri Patriate Agreement) 2. ALL THAT R.C.C. Superstructure Residential Apartment/Flat bearing No. 302, situated/proposed to be situated on the THIRD FLOOR in the building known and styled as "ARCADO TOWER-V" stand/shall stand on all that piece and parcel of land bearing Plot No. 75 and 76 being a portion of the entire land bearing Kh. No. 143, 188/1 of Mouza Nara, P.H. No. 11, bearing Sheet No. 635/96, City Survey No. 483 bearing Apartment /Flat No. 302 shall comprise the Built up area of 47.495 Sq. Mtr. (OR 511.23 Sq. Ft.) and Super Built up area of 97.724 Sq. Mtr. (OR 1051.89 Sq. Ft.) togetherwith Proportionate undivided share i.e. 10.685% and interest in all that piece and parcel of Plot No. 75 and 76 Total admeasuring 256.50 Sq. Mtr. (As per Regularisation Letter) and it is situated at ward no. 57, Maharshi Sai Baba Gruha Nirman Sahakari Sanstha Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District Nagpur and bounded as under: East - Open Space, West - 9.00 Mtrs Wide Road, North - Plot No. 77, South - Plot No. 74. Property Of Owner: Shubham Purushottam Tapdiya (Note - This property is under Tri Patriate Agreement)	Symbolic	Rs. 40,34,000/- Rs. 4,03,400/-	Rs. 41,35,264.96 as on 28/08/2025 +interest applicable & other charges	On or before 29/09/2025 Till 5.00 P.M.

**E-AUCTION DATE 17/10/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 16/10/2025**

5	1. Borrower: M/s. Shoman Design And Decor Private Limited Address: Plot No. 307, Naik Nagar, Manewada Road, Dobi Nagar, Nagpur (MH), PIN 440034 And also at Address 2: Plot No 18, Dobi Nagar, Nagpur-440001 2. Director / Guarantor:- 1. Mr. Pratik Laxmehrao Raut, Plot No 101, New Swaraj Nagar, Bharti Housing Society Besa, Nagpur - 440034 2. Mrs. Karishma Pratik Raut, Plot No 101 Bharti Housing Society, New Swaraj Nagar, Besa Nagpur, Nagpur - 440034 3. Mortgagor/Guarantor : Mrs. Rekha Ashokrao Raut, Plot No 113, Near Vandana Apts, Pavanbhoomi Colony, Somalwada Nagpur, Nagpur - 440025	All that piece and parcel of plot no 113, admeasuring 167.225 Sq. Mtrs (1000 Sq Ft.) as per sale deed and 162.00 Sq. Mtrs (1143.76 Sq. Ft.) as per layout sanction plan alongwith construction thereon bearing NMC house no 1860/113 at Ward No. 75, Ph No. 44, Khasra No. 42/1, 2, 43, CTS No. 485, Sheet No. 680/24, at Pragati Co Operative Housing Society Ltd, Mouza Somalwada, at Pawanbhumi layout, within the limits of N.I.T. & N.M.C. Nagpur Tahsil & Distt. Nagpur and bounded as under: East - Plot No 98, West - Road, North - Plot No. 112, South - Plot No. 114 Owner Of Property: Mrs. Rekha Ashokrao Raut	Symbolic	Rs. 1,55,84,000/- Rs. 15,58,400/-	Rs. 1,41,52,968.85 as on 29/08/2025 +interest applicable & other charges	On or before 16/10/2025 Till 5.00 P.M.
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For detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/support.ebkray@procure247.com), or may contact Chief Manager ARM Branch Nagpur of Canara Bank (Contact No. 9271071694) during office hours on any working day.

Date: 04/09/2025  
Place: Nagpur

Authorized Officer  
Canara Bank