



Canara Bank, Regional Office, First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square,  
Nagpur-440010 Ph: 0712 - 2559750 e-Mail - [recoveryrongp@canarabank.com](mailto:recoveryrongp@canarabank.com)

**CANARA BANK**  
**COVERING LETTER TO SALE NOTICE**

Ref: RONGP/SALE/SARFAESI/RAMDASPETH/SHUBHAM TRADING

Date:25.02.2025

To,

1A. M/s Shubham Trading Company  
Through its proprietor  
Mr. Shubham Purushottam Tapdiya  
Address : Shop No. 4, Creative Home Aura Apartments  
Netaji Society, Katol Road, Nagpur - 440013  
Mobile No. 7744008560

.....Borrower

1B. M/s Shubham Trading Company  
Through its proprietor  
Mr. Shubham Purushottam Tapdiya  
Unit/Godown Address: APMC Market, Popatkhed Road,  
Near LIC Office, Akot, Akola - 444101  
Mobile No. 7744008560

.....Borrower

1C. M/s Shubham Trading Company  
Through its proprietor  
Mr. Shubham Purushottam Tapdiya  
Unit/Godown Address: Plot No. B-7, MIDC Akot  
Lahori Road, Akot, Akola- 444101  
Mobile No. 7744008560

.....Borrower

1C. M/s Shubham Trading Company  
Through its proprietor  
Mr. Shubham Purushottam Tapdiya  
Unit/Godown Address: PLOT NO 9 10 SHOP NO 001  
KATOL ROAD AMBIKA APTS  
KATOL ROAD, Nagpur- 440013  
Mobile No. 7744008560

.....Borrower

2. Shubham Purushottam Tapdiya  
Gajanan Nagar. Near Hanuman Mandir  
Akot, Akola- 444101  
Mobile No. 9881683369

.....Proprietor

3. Rahul Purushottam Tapdiya  
PLOT NO 58 SANT GYANESHWAR SOCIETY  
KORADI ROAD SHAMBHU NAGAR  
NEAR TIRANGA CHOWK MANKAPUR  
NAGPUR- 440030  
Mobile No. 9881311184

.....Guarantor



(Signature)



4. Purushottam Mohanlal Tapdiya  
Gajanan Nagar. Near Hanuman Mandir  
Akot, Akola- 444101  
Mobile No. 9822137690

.....Guarantor

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, NAGPUR RAMDASPETH BRANCH have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our NAGPUR RAMDASPETH BRANCH of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

क्षेत्रीय कार्यालय, नागपूर-४४००१०

Regional Office, Nagpur-440010

Authorised Officer,

Canara Bank

ENCLOSURE - SALE NOTICE

Internal



**CANARA BANK**  
(A GOVERNMENT OF INDIA UNDERTAKING)  
**SALE NOTICE**

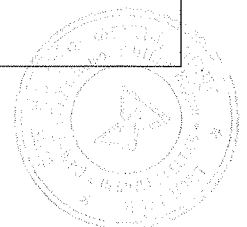
**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.**

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 **NAGPUR RAMDASPETH BRANCH** of the Canara Bank, will be sold by holding public auction in "As is where is", "As is what is", and "Whatever there is" condition on **03.04.2025** for recovery of **Rs. 5,30,73,324.22 (Rupees Five Crore Thirty Lakhs Seventy Three Thousand Three Hundred Twenty Four and Twenty Two Paise Only)** as on 23.02.2025 + Interest applicable & other charges due to the **NAGPUR RAMDASPETH BRANCH** of Canara Bank from M/s Shubham Trading Company Through its proprietor Mr. Shubham Purushottam Tapdiya; Mr. Rahul Purushottam Tapdiya and Mr. Purushottam Mohanlal Tapdiya (Guarantors).

**Full Description of the immovable property, Name of Owner, Reserve Price, EMD are as under:**

**(There are no encumbrances to the knowledge of the Bank)**

DESCRIPTION OF IMMOVABLE PROPERTIES	NAME OF PROPERTY OWNER	RESERVE PRICE	EMD AMOUNT								
<p>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-11" constructed on All that piece and parcel of property bearing amalgamated Plot No's. 35, 36, 49 &amp; 50, total plot area admeasuring about 408.191 Sq. Mtrs. (4392.135 Sq. Feet) (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 Borgaon, situated in the layout of Akhil Vishwa Bharati Co-op Housing Society Ltd. Nagpur, behind GO-GAS Pump, Katol Road, Nagpur Ward No. 62 within the limits of Nagpur Improvement Trust, Nagpur and MNagpur municipal Corporation, Tah &amp; Dist. Nagpur and bounded as under:</p> <table><tr><td>East</td><td>Plot No. 37 &amp; 48</td></tr><tr><td>West</td><td>Plot No. 51 &amp; 34</td></tr><tr><td>North</td><td>Road</td></tr><tr><td>South</td><td>Road</td></tr></table>	East	Plot No. 37 & 48	West	Plot No. 51 & 34	North	Road	South	Road	<p>Mr Rahul Purushottam Tapdiya.</p>	<p><b>Rs. 49,96,000/-</b> <b>[Rupees Forty-Nine Lakh Ninety-Six Thousand only].</b></p>	<p><b>Rs. 4,99,600/-</b> <b>[Rupees Four Lakh Ninety Nine Thousand and Six Hundred Only]</b></p>
East	Plot No. 37 & 48										
West	Plot No. 51 & 34										
North	Road										
South	Road										





**The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 02.04.2025.**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal - M/s PSB Alliance (Baanknet), Contact No. 8291220220, [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com); <https://baanknet.com/> or may contact Manager Nagpur RAMDASPETH Branch of Canara Bank- (Contact No. 8956663402, 7774022695, 7774069649) during office hours on any working day.

कृते केनरा बैंक For CANARA BANK  
प्राधिकृत अधिकारी Authorised Officer  
क्षेत्रीय कार्यालय, नागपूर-४४००१०  
Regional Office, Nagpur-440010

Date: 25.02.2025  
Place: NAGPUR

**AUTHORISED OFFICER  
CANARA BANK**



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.02.2025**

1. Name and Address of the Secured Creditor: RAMDASPETH Branch, Nagpur

2. Name and Address of the Borrower(s)/ Guarantor(s):

1. 1A. M/s Shubham Trading Company

.....Borrower

Through its proprietor

Mr. Shubham Purushottam Tapdiya

Address : Shop No. 4, Creative Home Aura Apartments

Netaji Society, Katol Road, Nagpur - 440013

1B. M/s Shubham Trading Company

.....Borrower

Through its proprietor

Mr. Shubham Purushottam Tapdiya

Unit/Godown Address: APMC Market, Popatkhed Road,

Near LIC Office, Akot, Akola - 444101

1C. M/s Shubham Trading Company

.....Borrower

Through its proprietor

Mr. Shubham Purushottam Tapdiya

Unit/Godown Address: Plot No. B-7, MIDC Akot

Lahori Road, Akot, Akola- 444101

1C. M/s Shubham Trading Company

.....Borrower

Through its proprietor

Mr. Shubham Purushottam Tapdiya

Unit/Godown Address: PLOT NO 9 10 SHOP NO 001

KATOL ROAD AMBIKA APTS

KATOL ROAD, Nagpur- 440013

2. Shubham Purushottam Tapdiya

.....Proprietor

Gajanan Nagar. Near Hanuman Mandir

Akot, Akola- 444101

3. Rahul Purushottam Tapdiya

.....Guarantor

PLOT NO 58 SANT GYANESHWAR SOCIETY

KORADI ROAD SHAMBHU NAGAR

NEAR TIRANGA CHOWK MANKAPUR

NAGPUR- 440030

4. Purushottam Mohanlal Tapdiya

.....Guarantor

Gajanan Nagar. Near Hanuman Mandir

Akot, Akola- 444101

3. Total liabilities as on 23.02.2025: Rs. 5,30,73,324.22 (Rupees Five Crore Thirty Lakhs Seventy Three Thousand Three Hundred Twenty Four and Twenty Two Paise Only) + Interest & cost applicable & other charges thereon.



10/02/25



4. (a) Mode of Auction: Online E-Auction
- (b) Details of Auction service provider: M/s PSB Alliance (Baanknet), Contact No. 8291220220, [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) ; <https://baanknet.com/>
- (c) Date & Time of Auction: 03.04.2025 at 12 P.M. TO 1:00 P.M.
- d) Portal of E-Auction: <https://baanknet.com/>

5a. RESERVE PRICE:

RESERVE PRICE	EMD AMOUNT
Rs. 49,96,000/- [Rupees Forty-Nine Lakh Ninety-Six Thousand only].	Rs. 4,99,600/- [Rupees Four Lakh Ninety Nine Thousand and Six Hundred Only]

5b. The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 02.04.2025.

6. OTHER TERMS AND CONDITIONS:-

- a) Auction/bidding shall be only "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property will be sold in "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" condition, including encumbrances if any. **(There are no encumbrances to the knowledge of the Bank).**
- c) The property can be inspected, with Prior Appointment with Authorized Officer, Regional Office, Nagpur.
- d) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e) EMD amount of 10% of the Reserve Price is to be deposited in E- Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or **before 5.00 p.m. of 02.04.2025.**
- f) After payment of the EMD amount through M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan, the intending bidders should submit a copy of the following documents/details on or **before 5.00 p.m. of 02.04.2025**, to Canara Bank, RAMDASPETH, Nagpur Branch, by hand or by email:
- Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
  - Bidders Name. Contact No. Address, E Mail Id.
- g) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance (Baanknet). Contact No. 8291220220, Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) ; <https://baanknet.com/>
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above and with unlimited extensions of 5 minutes each. Bidders shall improve their offers in multiplies of **Rs. 25,000/- (Rupees Twenty Five Thousand only)**. The bidder who submits the highest bid (above the Reserve price) on closure

of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately or on the next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs.50 (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

o) The sale certificate shall be issued in the same name in which the bid is submitted.

p) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local self-government/other dues payable to the government if any, informed subsequently.

q) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank Regional office Nagpur or RAMDASPETH Branch, Nagpur who as a facilitating centre, shall make necessary arrangements.

r) For further details contact Manager Canara Bank, RAMDASPETH Branch, Nagpur (Contact No. 8956663402, 7774022695, 7774069649) during office hours on any working day OR the service provider M/s PSB Alliance (Baanknet), Contact No. 8291220220, support.baanknet@psballiance.com; <https://baanknet.com/>.

s) The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)).

**SPECIAL INSTRUCTION/AUCTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 25.02.2025  
Place: NAGPUR

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer  
क्षेत्रीय कार्यालय नागपुर-440010  
Regional Office, Nagpur-440010  
**AUTHORISED OFFICER**  
**CANARA BANK**

