

केनरा बैंक

(A GOVERNMENT OF INDIA UNDERTAKING)

SyndicateBank

Canara Bank

PLOT NO 32,FIRST FLOOR, CORPORATION COLONY, NORTH AMBAZARI ROAD, NEAR TO LAD METRO STATION, GANDHINAGAR,NAGPUR -440010 (MAHARASHTRA)
Email: cb6820@canarabank.com Phone – +91 9271071694

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) 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 including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank) on 30.07.2025 at 12 P.M. To 1:00 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below.

E-AUCTION DATE 30.07.2025 at 12 P.M. To 1:00 P.M. ; EMD DATE 29/07/2025 till 05.00 PM

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Reserve Price (Rs.) EMD (Rs.)
1.	<div>1. 1A. M/s RAHUL AGRO INDUSTRIES (Borrower) Through Its Partners 1) Mr. Rahul Purushottam Tapdiya 2) Mr. Purushottam Mohanlal Tapdiya Industry Address: Plot No. B-7 MIDC, Mini Industry Area, Lohari Road, Akot, Dist. Akola-444101 Also At: 1B. M/s RAHUL AGRO INDUSTRIES (Borrower) Through Its Partners 1) Mr. Rahul Purushottam Tapdiya 2) Mr. Purushottam Mohanlal Tapdiya Office Address: Plot NO. 9,10, Shop No. 001F, Shree Ambika Shanti Apartment, Near New Katol Naka, Katol Road, Nagpur-440013 2. Mr. Rahul Purushottam Tapdiya (Partner) Address: Plot No. 58, Sant Gyaneshwar Society, Koradi Road, Shambhu Nagar, Tiranga Chowk, Mankapur, Nagpur - 440030 3. Mr. Purushottam Mohanlal Tapdiya (Partner) 4. Mr. Shubham Purushottam Tapdiya 3 & 4 Address: Gajanan Nagar, Near Hanuman Mandir, Akot, Dist. Akola 444101</div>	All that piece and parcel of land bearing Plot no 20 & 21 total admeasuring 357 Sq Mtrs and Plot no 22 admeasuring 122.67 Sqmtrs total admeasuring of 3 plots 479.67 sqmtrs (5161.24 sqfts) and 480 sqmtrs (5164.8 Sqfts) (as per computerized 7/12 extract) being a portion of the entire land bearing Kh No 588/4 along with construction thereon situated at Akot Tahsil Akot & District Akola bounded as under: North: Plot of Dr. Modashe, South: Layout Road, East: Plot of Shri. Nandu Kela, West:Khasra No. 588/4 All that piece and parcel of land bearing Plot No 1A admeasuring 265.52 SqMtrs (2857 Sq Fts) & 266 SqMtrs (as per computerized 7/12 extracts) bearing Survey No. 588/1, situated at Kasbe Akot Part 2, Taluka Akot & District Akola along with construction situated at Akot Tahsil Akot and Dist Akola bounded as under: North: Plot of Dr. Modashe, South: Land of Shri Raut, East: Land of Purushottam tapadiya, West: Akot Akola Road. All that piece and parcel of land bearing Plot no 37 admeasuring 80.80 sq mtrs (870 Sq Ft) Nagarpalka Malmatta No. 04000602, Ward/Prahagha No. 4 being a portion of the entire land bearing kh no 12/2, Sheet No 18 togethwereith all construction building thereon situated at Akot Tahsil Akot and Dist. Akola. Bounded as under: North: Plot No. 38, South: 15 Fts Road, East: 10 Fts Road, West: 3 fts Service Lane. All that piece and parcel of leasehold land together with the building structure of erections standing thereon bearing Plot No. B-7 admeasurements 800 SqMtrs [along with construction thereon] in the AKOT MINI INDUSTRIAL AREA of MIDC within the village limits of Khanapur (Tryambak) and outside the limit of Akot Municipal Council, Taluka Akot and Dist Akola, registration sub district Akot and registration district Akola bounded as under: North: Plot No. B-6, South: Plot No. B-8, East: 20.00 Mtr. MIDC Road R/W, West: Plot No. B-2 All that piece and parcel of land bearing Eastern portion of Plot no 16 admeasuring 153.91 SqMtrs (1656 Sqft) out of 324 SqMtrs (3486.24 SqFt) bearing Nazul Sheet No 13, Nazul Plot No. 4/4/16, Occupancy Right 'E', situated at Kasbe Akot, Taluka Akot and District Akola. Bounded as under: North: 9.00 Mtr. Road, South: Land of Shri Gawande, East: House of Gajanan Dhore, West: Open Land of Shri Kayenge. All that piece and parcel of entire R.C.C. Superstructure comprising Apartment no. 401 (SE) covering a built up area 53.512 Sq. Mtrs. And super built up area 69.670 Sq. Mtrs. Situated on the 4th Floor of the building named "SHRI VALLABH RESIDENCY" constructed on the said land of Plot No. 12, togetherwith undivided 12.498% share and interest of Plot No. 12 admeasurement 2835.26 Sq. Ft. (263.50 sq mt), from out of Field Survey No. 28/1 of Mouza Nawasari Pragane Nandgaon Peth, Tahsil & District Amravati converted to non agricultural use vide order dated 14.06.1999 passed by the Collector Amravati in R.C. No. NAP-34/Nawasaari-3/1996-97 and T.D.R. rights equivalent to 1850.72 Sq. Ft. (172.00 Sq.Mtrs.) from out of the T.D.R. certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/22/10, dated 26.11.2010 and certificate no. 22, for a total area of 4279.00 Sq. Mtrs. in Zone-B of Mouza Saturna, Amravati Tahsil & District- Amravati land from out of the field survey No. 6/1 Part of Mouza Saturna, Tahsil & District- Amravati Municipal Corporation. Bounded as under: North: Road in the layout, South: Plot No. 1, East: 12.00 Mtr Road, West: Plot No. 11-B. THE UNDIVIDED 12.592 PERCENT share and interest in ALL THOSE Pieces and Pracel of land bearing Plot Nos. 106 & 107 out of the layout of Bhartiya Gruha Samasya Niwaran Sanstha, Nagpur containing by total admeasurements 261.00 Sq. Mtrs, being a portion of the entire land bearing Kh. No. 83/2 of Mouza- Somalwada, P.S.K. 44, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 401 covering a built up area of 42.567 Sq. Mtrs. Enclosed Balcony 6.466 Sq. Mtrs. And Open Balcony 3.705 Sq. Mtrs. Premium area of 12.090 Sq. Mtrs. (Total Area 64.828 Sq.Mtrs.) on the FOURTH FLOOR of a building constructed thereon and known and styled as "AWADH-II" bearing Corporation House Nos. 3522/106 and 3522/107, bearing City Survey No. 551 and Sheet No. 708 of Mouza Somalwada, situated Near Manish Nagar, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District Nagpur and bounded as under: North: 9.00 Mtr. Wide Road, South: Other Layout, East: Plot No. 105, West: Plot No. 108. All That R.C.C. Superstructure bearing Flat No. 301 covering a built up of 46.86 Sq. Mtrs. On the THIRD FLOOR of the scheme known as "Sai-Apartment-12" constructed on ALL that piece and parcel of property bearing Plot No. 17-B, having admeasuring area 191.490 Sq. Mtrs. (2060.4324 Sq. Ft.) 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- Hazari Pahad, in the layout of Krushakh Mahila Co-operative Housing Society Limited, Nagpur bearing City Survey No. 51, Sheet No. 40, Patwari Halka No. 7 alongwith 16.667% undivided share and interest in the aforesaid land and within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur and bounded as under: North: Internal Road, South: Plot No. 40-B & 41-B, East: Plot No. 18-B, West: Plot No. 16-B. All That R.C.C. Superstructure bearing Residential Block No. 201 having Built up area of 82.59 Sq. Mtrs on Second Floor in a building title "RUNICHA ENCLAVE" alongside 25% i.e. 1/4th Undivided share and interest in all that piece and parcel of Land bearing Plot No. 18 admeasuring 207.339 Sq. Mtr. (as per City Survey Record 195.2 Sq. Mtrs.), in civil station expansion scheme of NIT Trust Telang khedi Precinct Layout, Khasra No. 36, Mouza Pandrabodi bearing City Survey no. 170, Sheet No. 15, Bearing Nagpur Municipal Corporation House No. 461, Ward No. 69, situated at P & T. Colony Nagpur within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur in Tahsil & District Nagpur. Bounded as under: North: Road, South: Plot No. 36 A, East: Plot No. 17 A, West: Plot No. 18 A. The Undivided 0.353% share and interest in ALL THOSE pieces and parcel of land bearing Plot Nos 15 to 26, total area admeasuring 12444.45 sqmtrs being a portion of entire land bearing kh no 82,83,84 & 85/1, P H No 76 Mouza Ruikhairi togetherwith the entire R.C.C. superstructure comprising building No. B3 (G+7) type building, bearing Apartment No. 601 having carpet Area 46.180 Sq. Mtrs. (497.08 Sq. Ft.) and built up area of 53.583 Sq Mtrs (576.76 Sq. Ft.) and superbuilt up area 66.89 Sq Mtrs (720 sq.ft.) inclusive of Balconies, Staircase and passage and cover parking area on the SIXTH FLOOR of the building/Wing "B-3" out of the complex known and styled as "Tech-Town" situated at Village Ruikhairi in Tahsil Nagpur (Rural) and Nagpur District. Bounded as under: North: Open Area, South: Passage thereafter Apartment No. 606, East: Apartment No. 602, West: Building No. A6. All that piece and parcel of land bearing Plot/Survey No 658, containing R.C.C. construction admeasuring 98.90 SqMtrs (as per regularization under Gunthewari Act) & open land admeasuring 87.15 Sq mtrs i.e total admeasuring 186.05 Sq Mtrs of Mouza Nainpur, PH. No. 6 bearing Nagar Parishad House No 129 within the limit of Nagar Parishad Desaigni, Kannamwar Ward A, No. 136, District Gadchiroli. Bounded as under: North: Land of Shri. Yadavrao Chilave, South: Land of Shri Damaji Satpute, East: 3.00 Mtrs Wide Road, West: Land of Shri Soudagarke. ALL that R.C.C. Superstructure bearing Flat No. 401 covering a built up area of 71.152 Sqmtr on the FOURTH FLOOR of the scheme known as "Sai Apartment-16" constructed on all that piece and parcel of the property bearing amalgamated Plot No. 57 & 58 having admeasuring area 278.70 sqmtr (2999.64 Sq. Ft.) as per Regularization Letter issued by Nagpur Improvement Trust which part of Khasra 52/5 situated at Mouza Borgaoen, in the layout of Anupam Co-operative Housing Society Limited, Nagpur bearing City Survey No. 660/1, Sheet No. 66, PH. No. 8 and within the limits of NIT & Nagpur Municipal Corporation Tahsil and Dist. Nagpur. Bounded as under: North: Plot No. 56, South: Plot No. 88, East: Plot No. 89 & 90, West: 9 Mts. Wide Road. All that piece and parcel of Land bearing Plot No. 12, admeasuring 216 sq mtrs (2324.16 Sq. Ft.) in the layout of Survey/Khasra No. 27/4, converted Agriculture Land into Non Agriculture Land for residential use vide Order dated 18.03.1992 passed by ther Collector Akot in Land revenue Case no. NAP-34/Kemlapur/28/1990-1991 and layout sanctioned by the sanctioning authority of Mouza Kasbe Akot (Kemlapur) bearing Nazul Sheet No. 12, Nazul Plot No. 8/2/12, Holding Rights-"E", within the limits of Panchayat Samiti, Akot, Tahsil Akot & District Akola. Bounded as under: North: Open Land of Plot No. 10, South: Plot No. 13, East: Shree Colony, West: 6.00 Mtrs. Road in the layout All that piece and parcel of the land bearing Plot no. 16 total land admeasuring an area of 111.446 sq.mtrs togetherwith R.C.C. construction admeasuring 118.849 Sq.Mtrs situated in layout of Jaihind Co-operative Housing society Ltd Nagpur out of Khasra No 98/4 PH. NO.7 of Mouza-Dabha bearing City survey No.343 sheet No.281/95, Ward No.68, bearing Corporation House No. 986/16, within	



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703

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POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Niranjan Somaji Ingale, Kavita Niranjan Ingale,	House-Part plot no. 3, Phase-I, Western Part of North-South Division Plot No. 30 F.S. No. 1/11 of Mauje Kumbhari situated within the limit of G.P. Kumbhari, Tq. & Dist. Akola, Akola-444104. Bounded By : East by - Plot No.31, West by - Plot No. 29, North by - 12 Mt Layout Road, South by - Plot No.27.	06-05-2025	535,271	07-07-2025
2.	SUSHILA PADAMSINGH SENGAR, Kamalkishor Padamsingh Sengar,	House- House No.227, Plot Area 109.85 SQM, G.F B/up Area 81.31 SQM (As Per Actual Site Measurement), Sheet No. 1, City Survey No. 219, Ward No. 3 Mouza Indora, Situated at At Post Indora, Khat Road, INDHORA., Maharashtra-441106. Bounded By : East by - Road, West by - Shyam Sengar, North by - Mahendrasing Gaherwar, South by - Open Space.	06-05-2025	621,257	07-07-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full**.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Akola, Nagpur

Date: 10-07-2025

Authorised Officer,
Home First Finance Company India Limited

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI) ACT 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4495210090000016 / 4495-BYRAMJI TOWN	1) Shri Harihar Nath Enterprises, 2) Mr. Pramod Jagannath Chandeekar, 3) Mrs. Vandana Pramod Chandeekar , All are residing at Nehru Putla, Shri Ganesh Automobiles, Jait Mandir, Telipura, Itwari, Nagpur, Maharashtra - 440002. 2) & 3) also at Plot No. 209/A, opposite Dalvi Hospital, Telephone Exchange Chowk, Garoba Maidan, Nagpur, Maharashtra - 440008.	18.12.2023 Rs.10,55,516.02 as on 13.12.2023	21.03.2025	Rs.12,32,000/- / Rs.1,23,200/-

Description of the Immovable Property: All that piece and parcel of property being Mouza - Chikhali (Deo), Block/ Building No. 8, Flat/ Tenement No. F/8, situated at Kharsa No. 119.120 in layout/ ward No. 22, Division East admeasuring area 34.370 sq. mts (370 sq. ft.) situated in the Eastern Industrial Area Street scheme of NIT, Ward No. 22, bearing sheet No. 728/36, City Survey No. 110. 106, within the limit of Nagpur Municipal Corporation & Nagpur Improvement Trust, Taluka & District - Nagpur owned by Pramod Jagannath Chandeekar.

Date & Time of Inspection of the property(ies)	::	18-07-2025 & 13-08-2025 Between 11AM to 4PM
Date for Submission of Bid & EMD	::	18.08.2025 between 11 AM to 05 PM
Date and Time of Auction	::	19.08.2025 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),

Place of submission of bids & Auction : Ujjivan Small Finance Bank Ltd., Chitnavis layout Opposite ICICI Bank Gondwana Square, Byramji Town Nagpur, Maharashtra - 440013 (Contact : Deepak Mantri - 9561157757, Dheeraj Rangade - 9518554688)

Terms & Conditions : - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person – Prabakaran M - (Mob. No.7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivan.sfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number/s- 7291918824, 25, 26 support email id:- support@bankauctions.com , Auction portal - <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Nagpur, Date : 09.07.2025.

Sd/- Authorised Officer, Ujjivan Small Finance Bank

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