

(Government of India Undertaking)  
**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX**  
2<sup>ND</sup> FLOOR, J M ROAD, DECCAN GYM KHANA, PUNE- 411 004 (MAHARASHTRA)  
Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – 020-25511034

Ref:ARM/PUNE/Pranav Agro/Sale Notice/2525/2022

Date: 01.12.2022

To,

1. **The Official Liquidators,**  
Section V, 5<sup>th</sup> Floor,  
Bank of India Building  
Mahatma Gandhi Road,  
Fort, Mumbai-400001
2. **Mr. Pravin Surajmal Lunkad**  
Suraj palace, Lane no.2,  
Bungalow No. 55, Koregaon Park,  
Pune-411001
3. **Mrs. Aruna Pravin Lunkad**  
C/o Pravin Surajmal Lunkad,  
Suraj palace, Lane no.2,  
Bungalow No. 55, Koregaon Park,  
Pune-411001
4. **Mrs. Shruti Pravin Lunkad**  
(Now Mrs. Shruti Sameer Chotai)  
C/o Pravin Surajmal Lunkad,  
Suraj palace, Lane no.2,  
Bungalow No. 55, Koregaon Park,  
Pune-411001
5. **M/s Krishna Valley Agro (India) Ltd.**  
Nav Maharashtra House,  
43, Shaniwar Peth,  
Pune- 411 030
6. **M/s Nav Maharashtra Chakan Oil Mills Ltd.**  
Nav Maharashtra House,  
43, Shaniwar Peth,  
Pune- 411 030

Dear Sir/Madam,

**Sub: M/S Pranav Agro Industries Ltd. (in liquidation)**

- **Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) of the Security Interest (Enforcement) Rules, 2002.**

As you are aware, I on behalf of Canara Bank, ARM Branch, Pune 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 ARM





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Branch Pune of Canara Bank plus liability of other Member Banks (UCO Bank, Vijaya Bank-Now Bank of Baroda, Union Bank of India).

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 thereunder, 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.

कृते केनरा बैंक  
Yours faithfully, CANARA BANK

मुख्य प्रबंधक / Chief Manager  
असिस्टेंट प्रबंधक / Assistant Manager  
Asst. Manager  
**AUTHORISED OFFICER  
CANARA BANK**

**ENCLOSURE – SALE NOTICE**



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### SALE NOTICE

E-Auction Sale Notice for Sale of Immovable/movable Properties under the Securitisation 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/movable properties mortgaged/charged to the Secured Creditors, the Symbolic/Physical possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on “As is where is”, “As is what is” and “Whatever there is” basis on **13.01.2023** for recovery of **Rs. 242,59,05,580.61 (Rupees Two Hundred Forty Two Crores Fifty Nine Lakhs Five Thousand Five Hundred Eighty and Paise Sixty One Only)** as on **31.10.2022** plus further interest and charges due to the ARM branch, Pune of Canara Bank plus liability of other Member Banks (UCO Bank, Vijaya Bank-Now Bank of Baroda, Union Bank of India) from M/s Pranav Agro Industries Pvt. Ltd. (In Liquidation) and guarantors Mrs. Aruna Pravin Lunkad, Mrs. Shruti Pravin Lunkad (Now Mrs. ShrutiSameer Chotai), M/s Krishna Valley Agro India Ltd., and M/s Nav Maharashtra Chakan Oil Mills Ltd.

Details of full description of the immovable/movable properties, Reserve Price, EMD and last date to deposit EMD are as follows:

(All amounts in actual Rupees)				
Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All the piece and parcel of the land Plot No. E-5, E-6, E-44 to E-47, E-48/1A situated at MIDC, Village- Kupwad, Taluka- Kupwad, District –Sangli.  (Under Physical Possession)	31,29,00,000.00	3,12,90,000.00 12.01.2023 by 5.00 PM	Not known to bank
2	Office No. 401/1, 5 <sup>th</sup> Floor, Nav Maharashtra House, CTS No. 43, Opposite Shaniwar Wada, ShaniwarPeth, Taluka Haveli, Pune.  (Under Symbolic Possession)	2,27,00,000.00	22,70,000.00 12.01.2023 by 5.00 PM	Not known to bank
3	Office No. 401/2 & 401/3, 5 <sup>th</sup> Floor, Nav Maharashtra House, CTS No. 43, Opposite Shaniwar Wada, Shaniwar Peth, Pune.	1,71,00,000.00	17,10,000.00 12.01.2023 by 5.00 PM	Not known to bank





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	(Under Symbolic Possession)			
4	Flat No. 104, First Floor, Krishna Chambers, plot no. 3 of Marine Line Estate., CTS No. 723, Fort Division, Off Marine Lines Cross Road No. 1, On Vitthaldas Thakrey Marg, Near American Centre, Behind Railway Officers quarters, Churchgate, Mumbai.  (Under Symbolic Possession)	1,84,00,000.00	18,40,000.00 12.01.2023 by 5.00 PM	Not known to bank
5	4 No. of Wind Mills for wind power project for 23 MW i.e. wind Mill Turbine, Generator, Tower, electrical Installation, Fixtures, Fittings etc at Vankusawade, Tal Patan, Distt. Satara. (Under Symbolic Possession)	2,00,00,000.00	20,00,000.00 12.01.2023 by 5.00 PM	Not known to bank

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st floor, Jangli Maharaj Road, Pune – 411004. Phone No. 020-25511034.

Date: 01.12.2022

Place: Pune



 कृते केनरा बँक  
 For CANARA BANK  
**Authorized Officer**  
 मुख्य प्रबंधक / Chief Manager  
 अस्ति वस्तु प्रबंधन शाखा, पुणे-4  
 Asset Recovery Management Br. Pune-4



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

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 <sup>st</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	<b>Borrower</b> <b>M/s Pranav Agro Industries Ltd. (in liquidation)</b>  <b>Through,</b> <b>The Official Liquidators,</b> Section V, 5 <sup>th</sup> Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai-400001  <b>Mrs. Aruna Pravin Lunkad,</b> C/o Pravin Surajmal Lunkad, Suraj palace, Lane no.2, Bungalow No. 55, Koregaon Park, Pune-411001  <b>Mrs. Shruti Pravin Lunkad (Now Mrs. Shruti Sameer Chotai)</b> C/o Pravin Surajmal Lunkad, Suraj palace, Lane no.2, Bungalow No. 55, Koregaon Park, Pune-411001  <b>M/s Krishna Valley Agro (India) Ltd.,</b> Nav Maharashtra House, 43, ShaniwarPeth, Pune- 411 030  <b>M/s Nav Maharashtra Chakan Oil Mills Ltd.</b> Nav Maharashtra House, 43, ShaniwarPeth, Pune- 411 030
3.	Total liabilities as on 31.10.2022	Rs. 242,59,05,580.61 (Rupees Two Hundred Forty Two Crores Fifty Nine Lakhs Five Thousand Five Hundred Eighty and Paise Sixty One Only) + Interest thereon + other charges and liability of other consortium member UCO Bank, Vijaya Bank (Now Bank of Baroda) and Union Bank of India
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service	M/s.Canbank Computer Services Ltd through website





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	provider	<a href="https://www.indianbankseaction.com">https://www.indianbankseaction.com</a>
	(c) Date and Time of Auction	13.01.2023 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	(d) Place of Auction	Online

5. The reserve price, earnest money deposit, date of deposit of earnest money and details and full description of the immovable property is as under

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All the piece and parcel of the land Plot No. E-5, E-6, E-44 to E-47, E-48/1A situated at MIDC, Village- Kupwad, Taluka- Kupwad, District –Sangli.  (Under Physical Possession)	31,29,00,000.00	3,12,90,000.00 12.01.2023 by 5.00 PM	Not known to bank
2	Office No. 401/1, 5 <sup>th</sup> Floor, Nav Maharashtra House, CTS No. 43, Opposite Shaniwar Wada, ShaniwarPeth, Taluka Haveli, Pune.  (Under Symbolic Possession)	2,27,00,000.00	22,70,000.00 12.01.2023 by 5.00 PM	Not known to bank
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4	Flat No. 104, First Floor, Krishna Chambers, plot no. 3 of Marine Line Estate., CTS No. 723, Fort Division, Off Marine Lines Cross Road No. 1, On Vitthaladas Thakrey Marg, Near American Centre, Behind Railway Officers quarters, Churchgate, Mumbai.  (Under Symbolic Possession)	1,84,00,000.00	18,40,000.00 12.01.2023 by 5.00 PM	Not known to bank
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**6. Other Terms and Conditions:**

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website [www.indianbankseauction.com](http://www.indianbankseauction.com) Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The properties can be inspected with prior appointment with authorized officer on **05.12.2022 to 09.12.2022 between 11.00 AM to 03.00 PM.**
- c) The properties will be sold for the price which is more than the reserve price and the participating bidders may improve their offer further during the auction process.
- d) EMD amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Pune A/c No. 209272434 IFSC Code: CNRB0005208 on or before **12.01.2023 by 5.00 p.m.**
- e) Intending bidders shall hold a valid digital signature certificate and e mail address. For details with regard to digital signature please contact the service provider M/s. Canbank Computer Services Ltd, Bangalore (Contact no 9480691777/ 8880531165/ 8898418010, e- mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in))
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/Details on or before **12.01.2023 by 05.00 PM to Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1<sup>st</sup> floor, Jangli Maharaj Road, Pune – 411004. Phone No. 020-25511034 by hand or by post/mail.**
- i) Demand Draft/Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii) 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.
  - iii) Bidders Name, Contact No, Address, E mail ID.
  - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.indianbankseauction.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 Canbank Computer Services Ltd, Bangalore (Contact nos. 9480691777/8880531165/8898418010, e-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)).
- 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. Bidders shall improve their offers in **multiples of Rs.1,00,000/- (Rupees One Lakh Only)**. The Bidder who submits the highest bid (above the





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Reserve Price ) on the 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 on declaring him/her as the successful bidder and the **balance within 15 days from the date of confirmation of the 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 properties shall forthwith be put up for sale again.

k) For Sale proceeds of Rs.50.00 (Rupees Fifty) Lakhs 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 auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the Internet but interested in participating the auction, they can approach concerned Circle Office, Pune or ARM branch, Pune who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune (Ph. No. 8797280991, 020-25511034) e-mail id: [cb5208@canarabank.com](mailto:cb5208@canarabank.com); or the service provider M/s. Canbank Computer Services Ltd, Bangalore (Contact nos. 9480691777/ 8880531165/ 8898418010, e-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in))

**Special Instructions/ Caution**

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Canara Bank nor 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 required to make all the necessary arrangements / alternatives such as back-up power supply whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

DATE: 01.12.2022  
PLACE: PUNE



For CANARA BANK  
AUTHORISED OFFICER  
मुख्य प्रबंधक / Chief Manager  
अम्लि वसुली प्रबंधन शाखा, पुणे-4  
Asset Recovery Management Br., Pune-4