



OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL, PUNE
Unit no 307 to 310 3rd floor, Kakade Biz Icon Building,
Shivaji Nagar, Pune-411005

Annexure 13 FORM NO.22
[See Regulation 37(1)] BY ALL PERMISSIBLE MODE

RC No. 94/2018

Date: 31.10.2025

Date of Auction Sale : 26.12.2025

PROCLAMATION OF SALE: IMMOVABLE PROPERTY

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52, 53 OF SECOND
SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF
DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS (RDDB) ACT, 1993

CANARA BANK

Vs

OFFICIAL LIQUIDATORS [M/S. PRANAV AGRO INDUSTRIES] & ORS.

To,

(CD1) The Official Liquidator

High Court Bombay, Having Office At Bank Of India
Building, 5th Floor, Mahatma Gandhi Road, Fort
Mumbai Of M/S Pranav Agro Industries limited
having registered office at-
Nav Maharashtra, House 43, Shaniwar Peth,
Pune-411030.

[CD 2]

Mrs. Aruna Pravin Lunkad,
Residing at – 55, Koregaon Park,
Pune 411001.

[CD 3]

Ms. Shruti Praveen Lunkad alias
Mrs. Shruti Sameer Chotai,
Residing at 55, Koregaon Park,
Pune 411001.

[CD 4]

M/S. Krishna Valley Agro (India) Limited,
Having its registered office at –
Nav Maharashtra House, 43,
Shaniwar Peth, Pune 411030.

[CD 5]

M/S. Nav Maharashtra Chakan Oil Mills,
Having its registered office at –
Nav Maharashtra House, 43,
Shaniwar Peth, Pune 411030.

Whereas Recovery Certificate No. RC/94/2018 in OA/439/2016 drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL PUNE** for the recovery of the sum of Rs. 292,82,93,733.66 (Rupees Two Hundred Nienty Two Crores eighty Two Lakhs Ninety Three Thousands Seven Hundred Thirty Three & Paise Sixty Six Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And where as the undersigned has ordered the sale of the Mortgaged/Attached properties as mentioned in the Schedule here under towards satisfaction of the said Recovery Certificate.

The certificate holder entitled to recover from the Certificate debtor No. 1 to 5 are ordered and directed to pay the applicants either jointly and severally the agreegate sum of Rs 248,71,73,530.66 (Rupees Two Forty Eight Crores seventy One Lakhs Seventy Three Thousands Five Hundred Thirty & Paise Sixty Six Only) i.e. I) aggregating to Rs. 97,34,24,683.20 (Rupees Ninety Seven Crore Thirty Four Lakhs Twenty Four Thousand Six Hundred Eighty Three & Paise Twenty Only) with future interest thereon @ 9 % p.a. in the cash credit II) aggregating to Rs. 39,49,75,827.82 (Rupees Thirty Nine Crore Forty Nine Lakhs Seventy Five Thousand Eight Hundred Twenty Seven & Paise Eight Two Only) with future interest thereon @ 9 % p.a. in the cash credit III) aggregating to Rs. 72,44,36,105.96 (Rupees Seventy Two Crore Forty Four Lakhs Thirty Six Thousand One Hundred Five & Paise Ninety Six Only) with future interest thereon @ 9 % p.a. in the cash credit IV) aggregating to Rs. 39,43,36,913.68 (Rupees Thirty Nine Crore Forty Three Lakhs Thirty Six Thousand Nine Hundred Thirteen & Paise Sixty Eight Only) with future interest thereon @ 9 % p.a. in the cash credit along with pendent lite and future interest @ % from 01/07/2016 till realization and costs of Rs 1,75,000 (Rupees One Lakh Seventy Five Only),

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **26.12.2025 between 11:00 AM to 01:00 PM** by e-auction and bidding shall take place through 'Online Electronic Bidding' through the website: (<https://canarabank.auctiontiger.net>).

The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property , on the Notice Board of the Recovery Officer , on the website <https://drt.gov.in> and in the website of the e-auction service provider. For any other clarification, the undersigned may be contacted either in person or over the phone OR contact the Authorised Bank Officer/ Auction Service provider, whose details are as follows:

Name of the CH Bank	CANARA BANK
Name of the Nodal Branch & Address	ARM Branch, Renuka Complex, JM Road, Deccan Gymkhana, Pune-411004
Branch Phone No.	202-25511034, 7509985705
Bank Official Designated and Mobile No.	Chief Managaer-Mr. Pradeep Shrivastava, Mob No. 7509985705
Name of Empanelled Agency for E-Auction	M/S. E Procurement Technologies Pvt. Ltd. (Auction Tiger).
Address	802/A, Wall Street-2, Near Orient Club, Ellisbridge, Ahmedabad - 380006, Gujrat.
Phone No.	9265562818, 9265562821 Landline - 07968136880
E-Mail Address	Web-site - https://canarabank.auctiontiger.net Email ID - Praveen.thevar@auctiontiger.net OR Support@auctiontiger.net .
Website Address	https://canarabank.auctiontiger.net
Contact Person	Mr. Pradeep Shrivastava No. 202-25511034, 7509985705

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the under signed. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made there under and to the following further conditions:-

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II. The Reserve Price below which the property shall not be sold is **Rs.31983000.00 (Rupees Three Crore Nineteen Lakh Eighty Three Thousand only) & Rs.13560000.00(One Crores Thirty-Five Lakh Sixty Thousand only)**

III. The amount by which the bidding is to be increased shall be **Rs.50,000/- (Fifty Thousand Only)** In the event of any dispute arising as to the amount of bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled. If there is only one bidder, the e-auction will commence with one increment over and above the reserve price.

IV. The highest bidder shall be declared to be the purchaser of any lot provided that he/she/they are legally qualified to bid and provided further the amount bid by him/ her less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

V. Each intending bidders shall be required to deposit Earnest Money Deposit (EMD) by **22.12.2025 upto 05.00 pm**, by way of DD /Pay order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O./Court Auctioneer, DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS/NEFT/directly into the Account No. 11045459336 the name of " Recovery Officer – DRT, Pune – held with the STATE BANK OF INDIA IFSC Code No. SBIN0007339 and details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company, Online Bidder form, Undertaking by Bidder/s any other document, confirming representation/attorney of the company and the receipt/counter foil/Statement of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

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The Earnest Money Deposit (EMD), Reserve Price and Bid Increase ,be fixed as follows:

(Rs. In Lakh).

Sr. No.	Details of property	EMD Amount (InRs.)	Reserve Price(In Rs.) MARKET VALUE	Bid Increase in the multiple of (in Rs.)
1	(A) All that piece and parcel of Office No. 401/1 admeasuring 166.63 Sq. Mtrs., Office No. 401/2 admeasuring 1091.57 Sq. Ft. i.e. 101.41 Sq. Mtrs. and Office No. 401/3 admeasuring 378.67 Sq. Ft. i.e. 35.18 Sq. Mtrs. on fifth floor in building known as 'Nav Maharashtra House', situated at City Survey No. 43 Shaniwar Peth, within the limits of Pune Municipal Corporation and also within the limits of Registration District Pune, Sub Registration District Haveli, District - Pune and bounded as under: - On or Towards the East : Road, On or Towards the South: Road, On or Towards the West: Land & CTS No. 48 & 56 C, On or Towards the North: CTS No. 42. That the said property is owned and possessed by CD No. 1	31,98,300/- (Thirty One Lacs Ninety Eight Thousand Three Hundred only)	3,19,83,000/- (Three Crores Nineteen Lacs Eighty-Three Thousand only)	50000/- (Fifty Thousand only)
2	(B) All that piece and parcel of Flat No. 104 admeasuring 550 Sq. Ft. i.e. 51.11 Sq. Mtrs. on first floor along with parking Lot No. G-13 in the building known as 'Krishna Chambers', situated at New Survey No. 8543 and Cadastral Survey No. 723 of Fort Division, lying, being and situated at 59, New Marine Lines, Mumbai in the Registration Sub District of Mumbai and assessed by Municipality of Mumbai under 'A' Ward No. 3509, Street No. 59 (formerly bearing Street No. 5) and bounded as under: - On or Towards the East:Cross Maidan, On or Towards the South: Plot No. 2, On or Towards the West: New Marine Lines Road, On or Towards the North: Plot No. 4. That the said property is owned and possessed by CD No. 2	13,56,000/- (Thirteen Lacs Fifty Six Thousand Only)	1,35,60,000/- (One Crores Thirty Five Lacs Sixty Thousand only)	50000/- (Fifty Thousand only)

VI. **Last date for receipt of bid & EMD is 22.12.2025 till 05.00 pm.** Bid/EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. **Required documents/correspondence can be submitted online at ro-drtpune@gov.in or physically in the RO office- DRT Pune in the required timeline.**

VII. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding.

Any issue with regard to digital signature certificate and connectivity during the course of online bidding shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forth with be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/ Demand draft/ Banker Cheque / Pay order etc. as per details mentioned above. If the next day is Holiday or Sunday, then on next first office day.

The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS/NEFT/directly **into the Account No. 11045459336 the name of " Recovery Officer – DRT, Pune – held with the STATE BANK OF INDIA IFSC Code No.SBIN0007339.**

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTSRECOVERY TRIBUNAL PUNE.

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

Request for inclusion / substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall not be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy).

The movable/immovable property is being sold on "As is where is and as is what is basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason. Details of this Proclamation of sale can be viewed at the website www.drt.gov.in/ <https://canarabank.auctiontiger.net>

Schedule of Property:				
Lot No	Description of the property to be sold	Revenue Assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1	(A) All that piece and parcel of Office No. 401/1 admeasuring 166.63 Sq. Mtrs., Office No. 401/2 admeasuring 1091.57 Sq. Ft. i.e. 101.41 Sq. Mtrs. and Office No. 401/3 admeasuring 378.67 Sq. Ft. i.e. 35.18 Sq. Mtrs. on fifth floor in building known as 'Nav Maharashtra House', situated at City Survey No. 43 Shaniwar Peth, within the limits of Pune Municipal Corporation and also within the limits of Registration District Pune, Sub Registration District Haveli, District - Pune and bounded as under: - On or Towards the East Road, On or Towards the South :Road, On or Towards the West :Land & CTS No. 48 & 56 C, On or Towards the North : CTS No. 42. That the said property is owned and possessed by CD No. 1	Not known	Not known	Not known

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2	(B) All that piece and parcel of Flat No. 104 admeasuring 550 Sq. Ft. i.e. 51.11 Sq. Mtrs. on first floor along with parking Lot No. G-13 in the building known as 'Krishna Chambers', situated at New Survey No. 8543 and Cadastral Survey No. 723 of Fort Division, lying, being and situated at 59, New Marine Lines, Mumbai in the Registration Sub District of Mumbai and assessed by Municipality of Mumbai under 'A' Ward No. 3509, Street No. 59 (formerly bearing Street No. 5) and bounded as under: -On or Towards the East :Cross Maidan, On or Towards the South :Plot No. 2, On or Towards the West:New Marine Lines Road, On or Towards the North : Plot No. 4. That the said property is owned and possessed by CD No. 2	Not known	Not known	Not known
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1. Bidders are advised to go through the website for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH bank
2. The above conditions are in addition to the Terms & Conditions contained in the auction bid format and web site.
3. Prospective bidders are advised to peruse the copies of title deeds, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.
4. The Properties can be inspected on **12.12.2025 and 19.12.2025** between 11:00 AM to 05:00 P.M. for inspection please contact **Mr. Pradeep Shrivastava, CANARA BANK Mob-7509985705**
5. Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason.
6. The sale shall be subject to confirmation by Recovery Officer.

Given under my hand and seal on this date – 31.10.2025.

SEAL



Vinay Saxena
(VINAY SAXENA)
RECOVERY OFFICER –II
DEBTS RECOVERY TRIBUNAL, PUNE