

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

Ref.No. ARM/PUNE/AUCTION/DEC/AGVENTURE/2025-26

Date: 27.11.2025

To,

M/s Agventure Industries Pvt Ltd

Plot no B63 MIDC, Khadki BK, chalisgaon – 424101, Maharashtra

Guarantor/Director: Mrs Snehal Gorakh Raut

At Ganeshpur, Chalisgaon Dist Jalgaon 424101

Guarantor/Director: Mrs Manjusha Sanket Yeole

767, Near Pimpri Road, Umberkhed Chalisgaon Dist Jalgaon 424101

Property Address: Plot no B63 MIDC, Khadki BK, Chalisgaon – 424101

**SUBJECT:** Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002

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As you are aware that, I, on behalf of Canara Bank, ARM Branch, Pune have taken possession of the asset 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 Asset Recovery Management Branch, Pune 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,

Authorised Officer,  
Canara Bank



ENCLOSURE – SALE NOTICE



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### 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 read with provision to Rule 8(6) & 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 Symbolic Possession of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1<sup>st</sup> Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.12.2025, for recovery of Rs. 1,97,99,817.18 (Rupees One Crore Ninety Seven Lakhs Ninety Nine Thousand Eight Hundred Seventeen And Paise Eighteen) as on 31.05.2025 plus further interest due to the Secured Creditor from Borrower M/s Agventure Industries Pvt Ltd and Guarantor Mrs. Snehal Gorakh Raut and Mrs. Manjusha Sanket Yeole.

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

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that part and parcel of land (only immovable property) at Plot No B 63, area adm. 4500 sq. mtrs, Situated at MIDC area Khadaki Bk, Chalisgaon, in the name of M/s Agventure Industries Pvt Ltd Bounded as under: East: MIDC Road & Plot No. B-38 West: Plot No. B-62, B-55 & B-54 South: Plot No. B-54, B-53 & B-38 North: Plot no. B-62 & MIDC Road	Rs. 1,73,00,000.00 (Rupees One Crore Seventy Three Lakh Only)	Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only) by 19.12.2025 till 05.00 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, 1<sup>st</sup> floor, Jangli Maharaj Road, Pune – 411004. Phone No. (020) 25511034, 9798032011, 7020946909.

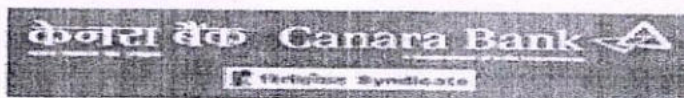
Date: 27.11.2025  
Place: Pune

AUTHORISED OFFICER  
CANARA BANK





Internal



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.11.2025

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers/Guarantors	<b>Borrower:</b> M/s Agventure Industries Pvt Ltd <b>Address:</b> Plot no B63 MIDC, Khadki BK, chalisgaon – 424101, Maharashtra <b>Guarantor/Director:</b> Mrs.Snehal Gorakh Raut At Ganeshpur, chalisgaon Dist Jalgaon 424101 <b>Guarantor/Director:</b> Mrs. Manjusha Sanket Yeole 767, Near Pimpri Road, umberkhed Chalisgaon Dist Jalgaon 424101
3.	Total liabilities as on 31.05.2025	Rs. 1,97,99,817.18 (Rupees One Crore Ninety Seven Lakhs Ninety Nine Thousand Eight Hundred Seventeen And Paise Eighteen) as on 31.05.2025 and further interest & charges thereon.
4.	a) Mode of Auction	E-auction
	b) Details of Auction service provider	M/s. PSB Alliance Pvt Ltd. through its website: <a href="https://baanknet.com">https://baanknet.com</a>
	c) Date and Time of Auction	20.12.2025 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	d) Place of Auction	Online

## 5. Details of Property

Sl. No.	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that part and parcel of land (only immovable property) at Plot No B 63, area adm. 4500 sq. mtrs, Situated at MIDC area Khadaki Bk, Chalisgaon, in the name of M/s Agventure Industries Pvt Ltd Bounded as under: East: MIDC Road & Plot No. B-38 West: Plot No. B-62, B-55 & B-54 South: Plot No. B-54, B-53 & B-38 North: Plot no. B-62 & MIDC Road	Rs. 1,73,00,000.00 (Rupees One Crore Seventy Three Lakh Only)	Rs. 17,30,000.00 (Rupees Seventeen Lakh Thirty Thousand Only) by 19.12.2025 till 05.00 PM	Not Known to Bank

## 6. Other terms and conditions:

- Auction/bidding shall be only through "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.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on 10.12.2025 to 12.12.2025 between 11.00 AM to 03.00 PM



Internal



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- c) 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.
- d) **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 **19.12.2025** 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. PSB Alliance Pvt Ltd (BAANKNET), Email- [Support.BAANKNET@psballiance.com](mailto:Support.BAANKNET@psballiance.com); Contact No. +91 8291220220.
- f) 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 Pvt Ltd (BAANKNET), Email- [Support.BAANKNET@psballiance.com](mailto:Support.BAANKNET@psballiance.com); Contact No. +91 8291220220.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 1,00,000.00** (Rs. One Lakh 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.
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder along with KYC Documents 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.
- j) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) 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, Asset Recovery Management Branch, 1259, Renuka Complex, 1<sup>st</sup> Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- n) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 020 25511034, 8739018778, 7509985705) e-mail id: [cb5208@canarabank.com](mailto:cb5208@canarabank.com)

**SPECIAL INSTRUCTION/CAUTION**

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.

**Place: Pune**  
**Date: 27.11.2025**



**AUTHORISED OFFICER**  
**CANARA BANK**