

Date : 19<sup>th</sup> August, 2023  
Ref. : BSE/37/2023-2024

To,  
Dept. of Corporate Services,  
Bombay Stock Exchange Limited,  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400 001.  
Company Code: 514300  
Company ISIN: INE156C01018

To,  
The Listing Department,  
National Stock Exchange of India Limited,  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East), Mumbai- 400051.  
Company Code: PIONEEREMB  
Company ISIN: INE156C01018

Dear Sir,

Sub. : ADVERTISEMENT OF NOTICE OF EXTRA ORDINARY GENERAL MEETING OF THE COMPANY WILL BE HELD ON 12<sup>TH</sup> SEPTEMBER, 2023.

Pursuant to Section 47 (3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and MCA circular dated 5<sup>th</sup> May, 2020, copies of Notice of Extra Ordinary General Meeting of the Company will be held on 12<sup>th</sup> September, 2023 published in the following Newspapers which is enclosed herewith:

1. Business Standard (English) Edition on Saturday, the 19<sup>th</sup> August, 2023; and
2. Mumbai Lakshdeep (Marathi) Edition on Saturday, the 19<sup>th</sup> August, 2023.

Further, as per Regulation 47 (1), the Company has also disseminated the above published information on the Company's website viz., [www.pelhakoba.com](http://www.pelhakoba.com)

We request you to take the above information on your records.

Thanking you,  
Yours faithfully,  
For PIONEER EMBROIDERIES LIMITED

(AMI THAKKAR)  
Company Secretary & Compliance Officer  
Membership No.: FCS 9196  
Encl:- As above

## **PIONEER EMBROIDERIES LIMITED**

Regd. Office: Unit No. 101B. 1st Floor, Abhishek Premises, Plot No. C5-6, Dalia Industrial Estate, Off New Link Road, Andheri (West), Mumbai -400058. Website: [www.pelhakoba.com](http://www.pelhakoba.com), E-mail: [mumbai@pelhakoba.com](mailto:mumbai@pelhakoba.com)

Corporate Office: Unit No 21 to 25, 2nd Floor, Orient House, 3A Udyog Nagar, Off S.V. Road, Goregaon (West), Mumbai – 400 062. Maharashtra (India), Tel: +91-22-4223 2323 Fax: +91-22- 4223 2313.

**CIN: L17291MH1991PLC063752**

Continued from previous page.

### Choice

The Joy of Earning  
**Choice Capital Advisors Private Limited**  
 Sunil Parthasarthy (Promoter) 1501-151, J.B. Nagar, Andheri (East), Mumbai - 400029, Maharashtra, India  
 Telephone: +91 22 6709999 (Extension 7919)  
 Email: vprp@choiceadvisors.com  
 Website: choiceadvisors.com/merchant-investment-banking  
 Contact Person: Ratiraj Tibrewal / Nimitsha Joshi  
 SEBI Registration Number: INM00011072

### BOOK RUNNING LEAD MANAGERS

**PANTOMATH**  
**Pantomath Capital Advisors Private Limited**  
 Pantomath Nexus House, Sakivkar Road, Andheri East, Mumbai - 400072 Maharashtra, India  
 Telephone: +91 22 6194700  
 Email and Investor Grievance Mail: ipo@pantomathgroup.com  
 Website: www.pantomathgroup.com  
 Contact Person: Bharti Rangra / Punam Thadheswar  
 SEBI Registration No: INM00012110

### REGISTRAR TO THE ISSUE

**LINK Intime**  
**Link Intime India Private Limited**  
 C-101, 1st Floor, 247 Park Link, L.S. Marg, Vikhroli (West), Mumbai - 400083, Maharashtra, India  
 Telephone: +91 22 6194700  
 Email: sbs@linkintime.com; ipo@linkintime.com  
 Website: www.linkintime.com  
 Contact Person: Shanti Gokulshankar  
 SEBI Registration Number: INF00004058

### COMPANY SECRETARY AND COMPLIANCE OFFICER

**Meha Mahani**  
**VISHNU PRAKASH R PUNGLIA LIMITED**  
 B-31/32, Second Floor, Industrial Estate, New Power House Road, Jodhpur-342003, Rajasthan, India  
 Telephone: +91 8058053700; Email: compliances@vprp.co.in  
 Website: https://www.vprp.co.in  
 Investors may contact the Company Secretary and Compliance Officer, the BRLMs or the Registrar to the Issue in case of any pre-issue or post-issue related problems such as non-receipt of letters of allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-credit of funds by electronic mode, etc.

**AVAILABILITY OF THE RHP:** Investors are advised to refer to the RHP and the "Risk Factors" beginning on page 46 of the RHP before applying in the Issue. A copy of the RHP will be made available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and is available on the websites of the BRLMs, Choice Capital Advisors Private Limited at [choiceadvisors.com/merchant-investment-banking](http://choiceadvisors.com/merchant-investment-banking) and Pantomath Capital Advisors Private Limited at [www.pantomathgroup.com](http://www.pantomathgroup.com) and the websites of the Stock Exchanges, for BSE at [www.bseindia.com](http://www.bseindia.com) and for NSE at [www.nseindia.com](http://www.nseindia.com).

**AVAILABILITY OF BID CUM APPLICATION FORM:** Bid cum Application Form can be obtained from the Registered Office of our Company, **VISHNU PRAKASH R PUNGLIA LIMITED**, Tel: +91 22 40164200; BRLMs: Choice Capital Advisors Private Limited, Telephone: +91 22 6709999 (Extension 7919) and Pantomath Capital Advisors Private Limited, Telephone: +91 22 6194 6700 and **Syndicate Members: Choice Equity Broking Private Limited**, Telephone: 022-67079999 (Ext-867) and **Aait C Mehta Investment Intermediates Limited**, Telephone: +91-22 28583333 and at selected locations of Sub-Syndicate Members (as given below), Registered Brokers, SCSSBs, Designated RTA Locations and Designated CDP Locations for participation in the Issue. Bid cum Application Forms will also be available on the websites of the Stock Exchanges at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and at all the Designated Branches of SCSSBs, the list of which is available on the websites of the Stock Exchanges and SEBI.

**SUB-SYNDICATE MEMBERS:** Anand Rathi Share & Stock Brokers Limited, Arianth Capital Market Limited, AUM Capital Market Private Limited, Axis Capital Limited, Centum Broking Limited, Firwindz Technology Private Limited, HDFC Securities Limited, ICICI Securities Limited, JM Financial Services Limited, KJM Capital Market

**VISHNU PRAKASH R PUNGLIA LIMITED** is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an Initial Public Offer ("IPO") of its Equity Shares and has filed the Red Herring Prospectus ("RHP") dated August 17, 2023 with RoC. The RHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in), websites of the Stock Exchanges i.e. BSE at [www.bseindia.com](http://www.bseindia.com) and NSE at [www.nseindia.com](http://www.nseindia.com) and is available on the websites of the Book Running Lead Managers ("BRLMs"), i.e. Choice Capital Advisors Private Limited at [www.choiceadvisors.com](http://www.choiceadvisors.com) and Pantomath Capital Advisors Private Limited at [www.pantomathgroup.com](http://www.pantomathgroup.com), the DRHP and page 46 of the RHP. Potential investors should note that investment in equity shares involves a high degree of risk and details relating to such risk, please see the section titled "Risk Factors" on page 46 of the RHP. Potential investors should not rely on the DRHP filed with SEBI for making any investment decision. Specified attention of the investors is invited to the "Risk Factors" on page 49 of the DRHP and page 46 of the RHP.

The Equity Shares offered in the Issue have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("Securities Act") or any state securities laws in the United States and, unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. state securities laws. There will be no public offering of Equity Shares in the United States. This announcement is not an offer of securities for sale in the United States or elsewhere. The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be issued or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction. The information contained herein is strictly confidential and is meant solely for the information of the recipient and shall not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form. The contents of this document are for information purpose only. This document is not an investment advice and may not be taken as the basis for an investment decision. Before taking any decision to invest, the recipient of this document must read carefully the RHP issued to know the details of the IPO and various risks and uncertainties associated with the investment in the IPO of the Company. All recipients of this document must be aware of the information disclosed, make their own investigation and apply independent judgment based on their specific investment objectives and financial position. They can also seek appropriate professional advice from their own legal and tax consultants, accountants, etc. to understand the risks and investment considerations arising from such investment. The investors shall be solely responsible for any action taken based on this document. The Company and/or the BRLMs shall not be liable for any direct or indirect losses arising from the use of the information contained in this document and accept no responsibility for statements made otherwise issued or any other source of information received by the Investor and the Investor would be doing so at his/her own risk. The information contained in this document should not be construed as forecast or promise or guarantee or assurance of any kind. The Investors are not being offered any assurance or guaranteed or fixed returns on their investments. The users of this document must bear in mind that past performance is not indicative of future results. The actual returns on investment may be materially different from the past. Investments in securities market products and instruments including in the IPO of the Company are highly risky and they are generally not an appropriate avenue for someone with limited resources/limited investment and low risk tolerance. Such investments are not subject to market risks including, without limitation, price, volatility and liquidity and capital risks. Therefore, the users of this document must carefully consider all the information given in the RHP including the risks factors before making any investment in the Equity Shares of the Company.

For **VISHNU PRAKASH R PUNGLIA LIMITED**  
 On behalf of the Board of Directors  
 Sd/-  
 Meha Mahani  
 Company Secretary & Compliance Officer

**PIONEER EMBROIDERIES LIMITED**  
 ... a stitch ahead of time  
 CIN No. U17299MH1991PL029352  
 Regd. Office: Unit 101B, 1st Floor, Ashokesh Premises, Plot No. C5-6 Dalia Industrial Estate, Off. New Link Road, Andheri (West), Mumbai - 400058.  
 Tel: 022-42229233 Fax: 022-42229231  
[www.phehsakoba.com](http://www.phehsakoba.com)

**NOTICE**  
 NOTICE is hereby given that EXTRA ORDINARY GENERAL MEETING of the Shareholders of PIONEER EMBROIDERIES LIMITED will be held on Tuesday, 22.08.2023 at 10.30 A.M. through Video Conferencing (VC) or Other Audio Video Mode (OAVM) to transact the business as detailed in the Notice to the Members of the Company through electronic mode whose e-mail ID is registered with the Depositories or RTA.

The Ministry of Corporate Affairs ("MCA") vide its Circular dated 09th May, 2020 read with circulars dated 08th April, 2020, 13th April, 2020, 13th January, 2021, 14th December, 2021, 31st May, 2022 and 28th December, 2022 (hereinafter collectively referred to as "MCA Circulars") permitted the holding of Extra Ordinary General Meeting (hereinafter referred to as "EGM") through VC or OAVM without the physical presence of Members as a common venue. In compliance with these MCA Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Extra Ordinary General Meeting of the Members of the Company will be held through VCOAVM.

The Notice of the EGM will be sent only by electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories in accordance with the aforesaid MCA Circulars and circular issued by SEBI dated May 12, 2020. Members may note that the Notice of EGM will also be available on the website of the Company/Depositories at the websites of the Stock Exchanges i.e. National Stock Exchange of India Ltd and BSE Limited at [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com) respectively. Members can attend and participate in the EGM through VCOAVM facility only. The instructions for joining the EGM are provided in the Notice of the EGM. Members attending the meeting through VCOAVM shall be deemed for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

The Company is providing remote e-voting facility ("remote e-voting") to all its Members to cast their votes using the e-voting system. For the purpose of remote e-voting, the Company has engaged the facility of voting through e-voting system (the "e-voting"). Detailed procedure for remote e-voting is provided in the Notice of the EGM.

**Registration of email ID:** In case the shareholder's email ID is already registered with the Company's Registrar & Share Transfer Agent ("RTA") Depositories, log in details for e-voting are being sent on the registered email address. In case the shareholder has not registered his/her email address with the Company's RTA/ Depositories or not updated the Bank Account mandate for receipt of dividend, the following instructions to be followed:  
 (i) Kindly log in to the website of our RTA, Link Intime India Private Ltd, [www.linkintime.com](http://www.linkintime.com) under Investor Services > Email Bank detail Registration - III in the details, upload the required documents and submit.  
 (ii) In the case of Shares held in Demat mode:  
 The shareholder may please contact the Depository Participant ("DP") and register the email address and bank account details in the demat account as per the process followed and advised by the DP.  
 In case the members who are holding shares in physical form or who have not registered their email with the company can also cast their vote through remote e-voting or through the e-voting system during the meeting by registering their email ID and please follow the detailed procedure for remote e-voting/ e-voting which is provided in the Notice of the EGM.  
**E-voting:** Pursuant to the provisions of Regulation 44 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 and Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time, the Company is providing its members facility to exercise their right to vote on resolution proposed to be passed in Extra Ordinary General Meeting of the Company. The members may cast their votes using an electronic voting system from a place other than the venue of the meeting ("remote e-voting"). The Company has engaged the services of Link Intime India Private Limited (LINK INTIME) as the Agency to provide e-voting facility.  
 Details of e-voting Schedule are as under:  
 1. The cut-off date for the purpose of remote e-voting: Tuesday, 5th September, 2023 from 09:30 a.m. (IST)  
 2. Date and time of commencement of remote e-voting: Saturday, 9th September, 2023 from 09:30 a.m. (IST)  
 3. Date and time of end of remote e-voting: Monday, 11th September, 2023 at 5:00 p.m. (IST). A person who becomes a member of the Company after dispatch of the Notice of the meeting and holds shares as on the cut-off date i.e. Tuesday, 5th September, 2023 may obtain the User ID and password by sending a request at [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or [mumbai@pnehsakoba.com](mailto:mumbai@pnehsakoba.com). If you are holding shares in demat form and had registered on to e-voting system of LIPL, <https://investor.linkintime.co.in>, and/or logged on an earlier voting of any company then you can use your existing password to log in.  
 Attention is invited to all the shareholders that:  
 - remote e-voting shall not be allowed beyond 5.00 p.m. (IST) on Monday, 11th September, 2023;  
 - a Member may participate in the EGM even after exercising his right to vote through remote e-voting but shall not be entitled to vote again; and  
 - Members as on cut-off date i.e. Tuesday, 5th September, 2023 shall only be entitled for availing the remote e-voting facility as per the procedure given in the Notice of the EGM.  
 Members are requested to contact their respective Depository Participant (DP), in case of shares held in Demat mode, or RTA, M/s. Link Intime India Private Limited and in case of shares held in physical mode, for registering/validating/updating their e-mail IDs so as to receive all the communication sent by the Company to them electronically.  
 The Board of Directors has appointed Mr. Sanjay Dhokalia (FCS-2655 and CF-1788), Practing Company Secretary, as Scrutinizer to Scrutinize the e-voting process in a fair and transparent manner. Attention is also invited to the Notice of the EGM, giving instructions on how the business of the EGM is to be transacted through electronic voting system.  
 In case of any queries or issues regarding e-voting, the member may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at <https://investor.linkintime.co.in>, under Help section or write an email to [enotices@linkintime.co.in](mailto:enotices@linkintime.co.in) or [mumbai@pnehsakoba.com](mailto:mumbai@pnehsakoba.com) or Call us: Tel: 022-48186178 or may contact Company Secretary and Compliance Officer, Pioneer Embroideries Limited, Unit 101B, 1st Floor, Ashokesh Premises, Plot No. C5-6 Dalia Industrial Estate, Off. New Link Road, Andheri (West), Mumbai - 400058.

By order of the Board of Directors  
**AMI THAKKAR**  
 Company Secretary  
 (Membership No. FC391396)

Place: Mumbai  
 Date: 18th August, 2023

**Opinion, Monday to Saturday**  
 To book your copy, sms reaches to 57575 or email order@bbsmail.in  
**Business Standard Insight Out**

### SAIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD.

Regn No. MUM-2/WL/HSG/TC/9238/2005-2006/OF 2005, Dated- 21/10/2005  
 CTS No. 282, 282/1-17, Premier Road, Kuria (West), Mumbai-400 070  
**DEEMED CONVEYANCE PUBLIC NOTICE**  
 (Application No. 59/2023)

Notice is hereby given that the above Society has applied to this office under Section 11 of Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management & Transfer) Act, 1963 for declaration of Unilateral Deemed Conveyance of the following properties. The next hearing in this matter has been kept before me on 31/08/2023 at 1:00 pm at the office of this authority.

**Respondent No. - 1) Mr. Ramanand Vasant Prajapatih & Others, A-3, Saidham Apartments, 1300 Park, Kuria (West), Mumbai-400070 and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.**

**DESCRIPTION OF THE PROPERTY -**  
 Building of Sairkupa Co-operative Housing Society Ltd. along with land as mention below.

Survey No.	Hissa No.	Plot No.	C.T.S. No.	Claimed Area
82	3 (Part)	--	282, 282/1-17 Premier Road, Kuria (West), Mumbai	431.6 Sq.mtr.

Ref. No. MUM/DDR/2/Notice/1668/2023  
 Place: Konkarn Bhavan,  
 Competent Authority & District Dy. Registrar, Room No. 201, Konkarn Bhavan, Sd/- (NITIN DAHIBHATE) Competent Authority & District Dy. Registrar Co-op. Societies (2), East Suburban, Mumbai

### SERENITY CO-OPERATIVE HOUSING SOCIETY LTD.

Regn No. MUM-2/WL/HSG/TC/10900/17-18/OF 2017, Dated- 21/11/2017  
 CTS No. 366 A to D, Deonar Village, Deonar Govandi Road, Chembur, Mumbai-88  
**DEEMED CONVEYANCE PUBLIC NOTICE**  
 (Application No. 58/2023)

Notice is hereby given that the above Society has applied to this office under Section 11 of Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management & Transfer) Act, 1963 for declaration of Unilateral Deemed Conveyance of the following properties. The next hearing in this matter has been kept before me on 31/08/2023 at 1:00 pm at the office of this authority.

**Respondent No. - 1) Bombay Footwear Pvt. Ltd., Deonar Village Road, Behind Telecom Factory, Deonar, Mumbai-400 088 2) Godrej Properties Ltd.; Godrej One, 5<sup>th</sup> Floor, Piroshangar, Eastern Express Highway, Vikhroli (East), Mumbai-79 and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.**

**DESCRIPTION OF THE PROPERTY -**  
 Building of Serenity Co-operative Housing Society Ltd. along with land as mention below.

Survey No.	Hissa No.	Plot No.	C.T.S. No.	Claimed Area
--	--	--	366 A	5003.11 Sq.mtr.

Ref. No. MUM/DDR/2/Notice/1865/2023  
 Place: Konkarn Bhavan,  
 Competent Authority & District Dy. Registrar, Room No. 201, Konkarn Bhavan, Sd/- (NITIN DAHIBHATE) Competent Authority & District Dy. Registrar Co-op. Societies (2), East Suburban, Mumbai

**केनरा बँक Canara Bank**  
 सिंडिकेट Syndicate  
 ULHASNAGAR - 3 BRANCH

REF: CB-Ulhasnagar-3/LEGAL/SARFAESI/01-2023  
 DATE: 25/07/2023

To,  
 Mr. Ran Vilash Ram Lakhan Yadav  
 B/401, Old Veer Plaza Ovia Naka GB Road Thane West Maharashtra 400615  
**Subject: NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AS AMENDED FROM TIME TO TIME.**

The undersigned being the authorized Officer of Canara Bank, Ulhasnagar - 3 branch (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as "the Act") do hereby issue this notice to you as under:  
 That Mr. Ranvilash Ram Lakhan Yadav (hereinafter referred to as "THE BORROWER") has availed credit facility facilities stated in Schedule B hereunder and has entered into the security agreements in favour of secured creditor. While availing the said credit facilities, you have expressly undertaken to repay the loan amounts in accordance with the terms and conditions of the above mentioned agreements.  
 You (The Person mentioned in Schedule B) are also entered into an agreement against the secured assets which are detailed in Schedule B hereunder.

However, from MARCH 2023, the operation and conduct of the said financial assistance/ credit facilities have become irregular. The books of account maintained by the secured assets show that the liability of the borrower towards the secured creditor as on date amounts to Rs. 8335290.90 (RUPEES EIGHTY THREE LAKHS THIRTY FIVE THOUSAND TWO HUNDRED NINETY AND NINETY PAISE ONLY), the details of which together with the future interest rate are stated in Schedule C hereunder. It is further stated that the borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evading in settling the dues. The operation and conduct of the above said financial assistance/ credit facilities have come to a standstill and as a consequence of the default committed in repayment of principal debt, installment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on 17.07.2023 in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor to through this notice brings to your attention that the borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2)(f) of the Act, by issuing this notice to discharge in full the liabilities of the borrower as stated in Schedule C hereunder to the secured creditor within 60 days from the date of receipt of this notice that you are also liable to pay future interest @ the rate of 7.45% Per Annum together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.  
 Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of Rs. 8335290.90 (RUPEES EIGHTY THREE LAKHS THIRTY FIVE THOUSAND TWO HUNDRED NINETY AND NINETY PAISE ONLY) together with further interest and incidental expenses and costs as stated above in terms of this notice under Sec. 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4) (a) and (b) of Section 13. The extent of which is given here below to convey the seriousness of the said issue: 13(4) - In case the borrower/Guarantor fails to discharge liability in full within the period specified in sub section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely:

- Take Possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset;
  - Take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset.
- Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the borrower is held as security for the debt.  
 Provided further that where the management of the whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is related to the security for the debt.  
 And under other applicable provisions of the said Act.  
 Your attention is invited to provisions of sub section (8) of Section 13, in respect of time available, to redeem the secured assets.

**You are also put on notice that in term of Section. 13(1)(b) the borrower/ Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper account of such realization/ income.**  
 This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you. This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.  
 Please comply with the demand under this notice and avoid all unpleasantness. In case of non-compliance, further remedial action will be resorted to, holding you liable for all costs and consequence.

Thanking You,  
 Yours Faithfully,  
**AUTHORIZED OFFICER**

**केनरा बँक Canara Bank**  
 SOUTH MUMBAI REGIONAL OFFICE  
 346 Standard Building, Dr.D.N. Road, Fort, Mumbai - 400 001.  
**INVITATION OF BIDS / OFFERS FOR PREMISES ON LEASE**

Central Bank of India requires premises measuring 1200 to 1800 sq. ft. carpet area in Opera House area Mumbai 400004, preferably on the ground floor with adequate parking space for their Opera House Branch. No brokers or intermediaries please. Priority will be accorded to Government/ Semi Govt. bodies or public sector undertakings. Kindly download the formats / terms and conditions from the website <http://www.centralbankofindia.com> or collect the same from Central Bank of India South Mumbai Regional Office, 346, Standard Building, 2nd Floor, D. N. Road, Fort, Mumbai - 400023. PH (022) 40345872 during office hours 10.00 a.m. to 4.00 p.m.  
 The last date for submission of offers is **07.09.2023 upto 4.00 p.m.** at the address given above.  
**(BIRENDRA MEHTA) REGIONAL HEAD - SMRO**  
 Date: 19/08/2023

**केनरा बँक Canara Bank**  
 सिंडिकेट Syndicate  
**Asset Recovery Management Branch, Pune**  
 1259, Renuka Complex, 1st Floor, J M Road, Deccan Gymkhana, Pune - 411 004 (Maharashtra)  
 Email: cb5208@canarabank.com Phone: 020-25511034

### Sale Notice

**E-Auction Sale Notice for Sale of Immovable / Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(b) 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 Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, ARM branch, PUNE will be sold on "As is where is", "As is what is" and "Whatever there is" basis on below mentioned dates for recovery of below mentioned amount plus further interest and charges due to the ARM branch, Pune of Canara Bank plus liability of other Member Banks (UCO Bank, Vijaya Bank, New Bank of Baroda, Union Bank of India), from Borrower. 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.	Name of the Borrowers	Outstanding Amt. & Type of Possession	Location & Details of the Properties	Date of Auction	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1.	M/s Pranav Agro Industries Pvt. Ltd. (In Liquidation) and guarantors Mrs. Aruna Pravin Lunkad, Mrs. Shruti Pravin Lunkad (Now Mrs. Shruti Sameer Chotali), M/s Krishna Valley Agro India Ltd., and M/s Nav Maharashtra Chakan Oil Mills Ltd.	Rs. 260.71,07,364.40 (Rupees Two Hundred Sixty Crores Seventy One Lakhs Seven Thousand Three Hundred Sixty Four and Paise Forty Only) as on 30.06.2023 plus further interest and charges Type of Possession : Symbolic	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 Thakray Marg, Near American Centre, Behind Railway Officers quarters, Churghatke, Mumbai. (Under Symbolic Possession)	25/09/2023	Rs. 1,76,00,000.00	Rs. 17,60,000.00 22/09/2023 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, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st floor, Jangli Maharaj Road, Pune - 411004, Phone No. 020-25511034, 8797280991, 9811847413 during office hours on any working day.  
 Date: 18/08/2023 Place : Pune  
 Authorized Officer, Canara Bank

