RO/AKOLA/RECV/SN/2026-27/ 117 Date: 21/10/2026

BY REGISTERED POST WITH ACKNOWLEDGEMENT DUE / SPEED POST

To

Borrower/Guarantor	
1.	M/s Karuna Agro Industries, Prop. Mr.Ravindra Pundlik Ghanbahadur (Borrower). Office Address: Rashmi Travels, Luxury Bus Stand, Nimwadi, Akola, Dist-Akola. Business Address: Plot No. N-283, MIDC-4, Akola Growth Centre MIDC, Yeota, Dist-Akola. Residential Address: House No-L-56, Gaurakshan Road, Opposite Hanuman Mandir, V.H.B Colony, Akola, Maharashtra-444002

Sir/Madam,

Sub: Sale Notice - In terms of the SARFAESI Act 2002, read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Ref: Loan a/c no. 3671126632, 5270957270 of M/s Karuna Agro Industries, Prop. Mr.Ravindra Pundlik Ghanbahadur (Borrower)

NAME	A/C NO.	FACILITY	SANCTION LIMIT	DEMAND NOTICE AMOUNT
M/s Karuna Agro Industries, Prop. Mr.Ravindra Pundlik Ghanbahadur	3671126632	TL Cent Stand Up India	Rs. 75,00,000.00	Rs. 1,14,46,409.45 + Interest
	5270957270	Cash Credit	Rs. 25,00,000.00	
			Total	Rs. 1,14,46,409.45 + Interest

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You had availed above credit facility from **Central Bank of India, B/o – Jatharpeth Branch, Akola.** The repayment of the said loans is 'inter-alia' secured by mortgage of property/properties mentioned in the schedule hereunder. You failed to pay the outstanding to the bank and therefore you have been called upon to pay the amount due vide Demand Notice **dated 16/09/2025 for 1,14,46,409.45 (Rs. One Crore Fourteen Lakh Fourty Six Thousand Four Hundred Nine and Fourty Five Paisa) + subsequent applicable interest and expenses there upon (Less recovery thereafter if any)**, issued under Section 13(2) of the Act. It was made clear that if the payment is not made within 60 days, Bank will be constrained to exercise its rights by taking possession of the securities/properties.

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वित्तीय अस्तियों का प्रतिभूतिकरण एवं पुनर्निर्माण तथा वित्तीय आस्तियों का प्रवर्तन अधिनियम 2002
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
सेन्ट्रल बैंक ऑफ़ इंडिया CENTRAL BANK OF INDIA

As the said borrower (s) / guarantor (s) / mortgager (s) failed to make payment, and the undersigned took symbolic possession of the mortgaged property/properties, described in the schedule hereunder on **11/12/2025**. The information of possession notice has also been published in two newspapers.

Under the provisions of **SARFAESI Act**, bank is entitled to sale of the mortgaged assets and to adjust the proceeds towards costs, charges, expenses and outstanding balances. Accordingly the undersigned intends to sale the secured assets described in the schedule hereunder.

The sale of all that part and parcel of the mortgaged property/properties is intended to be carried out by way of E-Auction / inviting tenders from Public. The E-Auction will be conducted on **11-11-2026** as per the schedule mentioned in the enclosed E-Auction notice. We are also publishing a public notice of e-auction in two newspapers with necessary details, including newspaper of vernacular language. If any prospective buyer/person known to you is having interested in the property is invite to participate in the proposed sale. The bank may also participate in the bid /sale process to purchase the property for its own use.

The details of the Mortgaged Property/Properties along with Reserve Price & EMD Amount, which is intended to be put up for sale /E-Auction as per follows :

Name of Borrowers/ Guarantors	Description of Immovable Property	Reserve Price (RP) EMD Amount Bid Increase Amount
M/s Karuna Agro Industries, **Prop. Mr.Ravindra Pundlik Ghanbahadur**	**Property Owner: Mr. Ravindra Pundlik Ghanbahadur** **Property Details:** **All the piece of land known as Plot No. N-283 in the Akola Growth Centre, within the village limits of YEOTA and outside the limits of AKOLA municipal Corporation, Taluka and Registration, Sub- District Akola, District and Registration District – Akola containing by ad- measurement 4050.00 Square Meters of thereabouts and bounded as follows:** **East: Proposed 30.00 Mtr. R/w.** **West : Amenity** **North: Proposed 25.00 Mtr R/w.** **South: Plot No. N-284**	**Rs. 1,14,50,000.00** **Rs. 11,45,000.00** **Rs. 10,000.00**

The borrower (s) / guarantor (s) / mortgager (s) are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property/properties

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will be auctioned/sold and balance dues if any, will be recovered with interest and costs from them by legal avenues.

Since the property is going to put for sale on Second time, hence 15 days' notice is being served under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

The borrower (s) / guarantor (s) / mortgager (s) attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

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Yours Sincerely
Authorised Officer/ Chief Manager
Central Bank of India

Enclosed: Copy of Terms & Conditions dated- **21/10/2026**

Terms and Conditions of E-Auction

1. The sale will be done by the undersigned through e-auction platform provided at the Website https: /baanknet.com/ on 11/11/2026 (10.00 AM to 06.00 PM) & date of inspection of the property is 09/11/2026 from 12.00 Noon to 05.00 P M. The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com/) using their mobile number and email-id. Further they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take minimum 2 working days), **the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid.** The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidders Global Wallet should have sufficient balance (i.e. EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS/Transfer (After generation of challan from (**https://baanknet.com/**) in bidders Global EMD Wallet. NEFT /RTGS/Transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
3. Platform for e-auction will be provided by our e-auction service provider PSB Alliance baanket having its Registered Office at Unit1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037. The intending Bidders / Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com/ . This Service Provider will also provide online demonstration /training on e-auction in the portal. The Sale Notice containing the General Terms and conditions of Sale are available in the Banks websites/ webpage portal https://www.centralbankofindia.co.in, https://baanknet.com/ . The intending participants of e-auction may download free of cost, copies of sale notice, Terms and conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from baanknet portal (https://baanknet.com/).
4. **The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in increase bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The bidder shall improve their offer in multiple of the Bid Increase Amount (BIA) as mentioned in the public sale notice.** The property will not be sold below the reserve price mentioned in the sale notice. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/ Terms and condition of Sale. Unlimited extension if 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
5. Intending bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

6. In case of any difficulty or assistance is required before or during e-auction process they may contact authorized representative if our e-auction Service Provider (www.https://baanknet.com/.in), details of which are available on the e-auction portal.
7. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-auction process shall be declared as a successful bidder by the Authorised Officer/ Secured Creditor, after required verification.
8. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day or not later than next working day after the acceptance of bid by the Authorised Officer and the balance 75% of the sale price on or before 15th day or within such extended period but not more than 3 months as agreed between the purchaser and Secured Creditor, from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
9. On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, transfer charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outstanding both existing and future relating to properties.
10. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The sale certificate will be issued only in the name of the successful bidder.
11. The sale certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other Appropriate Court against the issue of sale certificate. Further no interest /damages will be paid on the amount deposited during this period.
12. The Authorised Officer has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
13. 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 in public sale notice.
14. The intending bidder can inspect the property on date and time mentioned above at his/her expenses. For inspection about the title document & other documents available with the Bank, the intending bidders may contact respective Branches of Central Bank of India mentioned in public sale notice.
15. The property is being sold on "As is where is ", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/other statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrances, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement dose not constitutes and will not be deemed to constitute any commitment of any representation of the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues other than mentioned above (if any). No claim of whatsoever nature

regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

16. The bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society, or any other dues, taxes, levies, fees, transfer fees of any in respect of and/or in relation to the sale of the said property. Successful bidder has to comply with the provision of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
17. The sale is subject to confirmation by the Bank.
18. The sale is subject to conditions/ Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details, if any, prospective bidders may contact the authorized officer/Branch Manager of the respective branch on the contact numbers given in the sale notice.

Date: 21-10-2026
Place: Akola

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Authorised Officer / Chief Manager
Central Bank of India