

**ASSET RECOVERY MANAGEMENT BRANCH, TRICHY**

Our Ref: CB ARM: TRY: SN AL TECH ENGINEERING WORKS/ 1223261100038 & 2 OTHER  
A/cs / JULY / 2024 / RV **Date: 31-07-2024**

**COVERING LETTER TO SALE NOTICE**

To,  
**M/s. AL TECH ENGINEERING WORKS**  
Represented by Proprietor Sri. Balachandran K.U.  
R/o. No. 322/15-B1, Trichy-Pudukkottai Road,  
Mandaiyur Kulathur, Pudukkottai - 622 515

**Sri. BALACHANDRAN K.U.**  
S/o. Sri. Kuppusamy Reddiar  
R/o. 22/10, Jayanthi Illam, Viswakarma Nagar  
Airport, Trichy - 620 007.

Dear Sir/Madam,

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

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As you are aware, the Authorised Officer of Canara Bank has 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  
them and the undersigned proposes to sell the assets (through e-auction) 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 (e-auction 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**

Enclosures : Sale Notice

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**SALE NOTICE**

**(Auction Sale Notice for Sale of Immovable Properties)**

E-Auction Sale Notice for Sale of Immovable Assets 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 property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of ARM Branch, Trichy of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **11-09-2024** for recovery of **Rs. 2,79,71,972/-** (Rupees Two Crores Seventy Nine Lacs Seventy One Thousand and Nine Hundred and Seventy Two Only) due as on 30-06-2024 with further interest and cost thereon from 01-07-2024 to the ARM Branch Trichy of Canara Bank from borrower **M/s. AL TECH ENGINEERING WORKS** represented by its Proprietorship **Sri. Ku. Balachandran**

The reserve price for Property No1:

Reserve Price	EMD Amount
<b>Rs. 1,83,16,000/-</b> (Rupees One Crore Eighty Three Lacs Sixteen Thousand Only)	<b>Rs. 18,31,600/-</b> (Rupees Eighteen Lacs Thirty One Thousand and Six Hundred Only)

The Earnest Money Deposit shall be deposited on or before **10-09-2024** till 4 pm

**Details and full description of the property:**

In Pudukottai District, Pudukottai Registration District, Kulathur Sub - Registration District, Kulathur Taluk, in Mandaiyar Village.

The Land comprised in UDR SF No. **794/2** measuring an extent of Hec 0.57.5 Combined together with adjacent lands converted into house sites, formed a layout, named as **THAI MOOKAAMBIKAI NAGAR** in this layout

**Plot No. 46 to 68** totally measuring an extent of **50,878 Square feet** of site together with the pathways as a single unit totally measuring **61,923 square feet = Ac. 1.42c = Hec.0.57.5** comprised in **S.F. No 794/2** of land situated within the following boundaries:

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North by land in S.F. No 332,  
South by Land in S.F. No 794/3,  
East by M/s. AL Tech Engineering company layout in S.F. No 332/15 and 20 feet  
east west road  
West by North south railway property,

Situated within the limits of Mandaiyur village Panchayat and viralimalai Panchayat  
Union.

**Date: 31-07-2024**  
**Place: Trichy**

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

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31-07-2024**

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1 <sup>st</sup> floor, Regional Office Building, Muthaiyah towers, Williams road, Cantonment Trichy - 620001.
2	Name and Address of the Borrower	<b>M/s. AL TECH ENGINEERING WORKS</b> Represented by Proprietor Sri. Balachandran K.U. R/o. No. 322/15-B1, Trichy-Pudukkottai Road, Mandaiyur Kulathur, Pudukkottai - 622 515  <b>Sri. BALACHANDRAN K.U.</b> S/o. Sri. Kuppusamy Reddiar R/o. 22/10, Jayanthi Illam, Viswakarma Nagar Airport, Trichy - 620 007.
3	Total liabilities as on 30-06-2024	<b>Rs. 2,79,71,972/-</b> (Rupees Two Crores Seventy Nine Lacs Seventy One Thousand and Nine Hundred and Seventy Two Only) due as on 30-06-2024 with further interest and cost thereon from 01-07-2024 + Cost & expenses
4	Mode of Auction : a) Details of Auction  b) service provider :	E- Auction  <b>M/s PSB Alliance (Ebkray)</b> <b>Helpdesk Number: 8291220220</b> <b>Email: support.ebkray@psballiance.com</b>

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c)	Date & Time of Auction :	<b>Date : <u>11-09-2024</u></b> Time between 12.30 pm - 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)					
d)	Portal of E-Auction :	<b><a href="https://ebkray.in/">https://ebkray.in/</a></b>					
5	Details and Description of the Property	<p>In Pudukottai District, Pudukottai Registration District, Kulathur Sub - Registration District, Kulathur Taluk, in Mandaiyar Village.</p> <p>The Land comprised in UDR SF No. 794/2 measuring an extent of Hec 0.57.5 Combined together with adjacent lands converted into house sites, formed a layout, named as <b>THAI MOOKAAMBIKAI NAGAR</b> in this layout</p> <p><b>Plot No. 46 to 68</b> totally measuring an extent of <b>50,878 Square feet</b> of site together with the pathways as a single unit totally measuring <b>61,923 square feet = Ac. 1.42c = Hec.0.57.5</b> comprised in S.F. No 794/2 of land situated within the following boundaries:</p> <p style="text-align: center;">Restricted</p> <p>North by land in S.F. No 332,  South by Land in S.F. No 794/3,  East by M/s. AL Tech Engineering company layout in S.F. No 332/15 and 20 feet east west road  West by North south railway property,</p> <p>Situated within the limits of Mandaiyur village Panchayat and viralimalai Panchayat Union.</p>					
6 a)	Reserve Price	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Reserve Price</th> <th style="width: 50%; text-align: center;">EMD Amount</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"> <b>Rs. 1,83,16,000/-</b>  (Rupees One Crore Eighty Three Lacs Sixteen Thousand Only) </td> <td style="text-align: center;"> <b>Rs. 18,31,600/-</b>  (Rupees Eighteen Lacs Thirty One Thousand and Six Hundred Only) </td> </tr> </tbody> </table>		Reserve Price	EMD Amount	<b>Rs. 1,83,16,000/-</b> (Rupees One Crore Eighty Three Lacs Sixteen Thousand Only)	<b>Rs. 18,31,600/-</b> (Rupees Eighteen Lacs Thirty One Thousand and Six Hundred Only)
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b)	EMD & last date of deposit of EMD :	The Earnest Money Deposit shall be deposited on or before <b><u>10-09-2024</u></b> till 4.00 pm.
<b>7.</b>	<b>Other terms and conditions :</b>	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="https://ebkray.in">https://ebkray.in</a> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.	
b)	The property can be inspected with prior appointment of Branch / Authorised Officer.	
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 by way of Demand draft in favour of Canara Bank, <b>ARM Branch Trichy</b> OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch Trichy A/c No: <b><u>209272434</u></b> IFSC Code: <b><u>CNRB0006818</u></b> on or before <b><u>10-09-2024</u></b> till 4.00 pm.	
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 <b>M/s PSB Alliance (Ebkray)</b> ; Helpdesk Number: <b>8291220220</b> ; Email: <b>support.ebkray@psballiance.com</b>	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b><u>10-09-2024</u></b> till 4.00 pm, to Canara Bank, <b>Trichy ARM branch</b> by hand or by email. 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 <a href="https://ebkray.in">https://ebkray.in</a> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider <b>M/s PSB Alliance (Ebkray)</b> ; Helpdesk Number: <b>8291220220</b> ; Email: <b>support.ebkray@psballiance.com</b>	
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 multiplies of <b><u>Rs. 1,00,000/-</u></b> .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	

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	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 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.
k)	<b>For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.</b>
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	In case , if any statutory dues is pending for the respective property, it has to be paid by the respective successful bidder/purchaser. Bank will not held responsible for such dues.
n)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or <b>Trichy ARM Branch</b> who, as a facilitating centre, shall make necessary arrangements.
p)	For further details contact Authorised Officer, Canara Bank, Trichy ARM Branch (Ph. No: 0431-2416067 e-mail id : <a href="mailto:cb6818@canarabank.com">cb6818@canarabank.com</a> the service provider <b>M/s PSB Alliance (Ebkray); Helpdesk Number: 8291220220 ; Email: <a href="mailto:support.ebkray@psballiance.com">support.ebkray@psballiance.com</a>.</b>

**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: Trichy  
Date: 31-07-2024

**AUTHORISED OFFICER  
CANARA BANK**