



CANBANK FACTORS LTD.

(A Subsidiary of Canara Bank)

Bengaluru Branch, No-67/1, First Floor, Kanakapura Main Road,
Basavanagudi [V V Puram] Bengaluru -560004
Phone: 080-22420245

Email: canfact.blr@canbankfactors.com CIN No:U85110KA1991PLCO11960

Ref: CBF/PIONEER-SALENOTICE/2026-27:CK

Date: 20.08.2026

COVERING LETTER TO SALE NOTICE

To

M/s Pioneer Alloy Castings Ltd (Under Liquidation)

Address 1: No 195 (Old No 125), St Marys Road
Alwarpet, Chennai 600 018

Address 2: 82, Santhome High Road,
Near Iyyappan Temple,
MRC Nagar, Chennai 600 028.

Address 3: Plot No. 22 & 23, IDA,
Gazulumandyam, Via- Renigunta
Chittoor Dist. Cuddapah Andra Pradesh-517520

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.

As you are aware, I on behalf of Canbank Factors Limited, Bangalore 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 erstwhile Chennai Branch of Canbank Factors Limited.

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 thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorized Officer,

CANBANK FACTORS LTD

ENCLOSURE: SALE NOTICE



1. Mrs. K S Gita Address 1: D/o Late Subbiah, No 195,(Old No 125)St Mary's Road, Alwarpet, Chennai 600 018 Address 2: KSG College of Arts and Science Kamaraj Road, Upplipalayam(PO) Singanallur, Coimbatore-641015	2. Ms. T Pavithra Address 1: No 195, (Old No 125) St Mary's Road, Alwarpet, Chennai 600 018 Address 2: KSG College of Arts and Science Kamaraj Road, Upplipalayam(PO) Singanallur, Coimbatore-641015
3. Mr. Harshavardhan Thaminaar Address : No 195, (Old No 125) St Mary's Road, Alwarpet, Chennai 600 018	4. Mr. Sharath Kakamanu Address: No. 29, Bishop Gardens R.A Puram, Chennai-600028
5. Mrs K. Beena Address : No 3/1, Paywatch Poullive Kuppam Road, Kottivakkam Chennai 600 041	6. Mr Ashwin Kakumanu S/o Late K. Sudharshan Address : No 3/1, Paywatch Poullive Kuppam Road, Kottivakkam Chennai 600 041
7. Ms Sujini Kakumanu D/o Late K. Sudharshan Address : No 3/1, Paywatch Poullive Kuppam Road, Kottivakkam Chennai 600 041	





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Phone: 080-22420245

Email: canfact.blr@canbankfactors.com CIN No:U85110KA1991PLCO11960

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions and as per details below:

SL. No.	Parameter	Description
1	Name of E-auction provider	E Procurement Technologies Ltd through website : https://sarfaesi.auctiontiger.net
2	Name & address of Secured Creditor	Canbank Factors Ltd (A Subsidiary of Canara Bank) Bengaluru Branch, First Floor 67/1, Kanakapura Main Road, Basavanagudi Bengaluru-560004
3	Name and address of the Client(Borrower/Debtor)	M/s Pioneer Alloy Castings Ltd (under liquidation) Address 1: No 195 (Old No 125), St Marys Road Alwarpet, Chennai 600 018 Address 2: 82, Santhome High Road, Near Iyyappan Temple, MRC Nagar, Chennai 600 028. Address 3: Plot No. 22 & 23, IDA, Gazulumandyam, Via- Renigunta Chittoor Dist. Cuddapah Andhra Pradesh-517520
4	Total Outstanding Liabilities (as on 31.07.2026)	Rs. 40,13,94,469.75 (Rupees Forty Crores Thirteen Lakhs Ninety Four Thousand Four Hundred Sixty Nine and Paise Seventy Five Only) (This calculation is arrived based on the Preliminary decree passed in the Civil Suit bearing number CS 334/2014, High Court of Madras)
5	Last date and time for receipt of Tender along with Bid money	28-09-2026 before 05.30 PM
6	Address for submission of tender documents in sealed	Canbank Factors Ltd (A Subsidiary of Canara Bank)

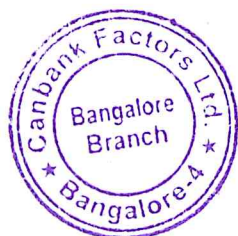


	cover	Bengaluru Branch, First Floor 67/1,Kanakapura Main Road, Basavangudi Bengaluru-560004 Registered Office: 2nd Floor,No. 67/1, Kanakapura Main Road (Near Lalbagh west Gate) Basavangudi, Bengaluru 560 004 Tel no. 080-22420241 CIN:U8511KA1991PLC011960 E-mail:canfact.blr@canbankfactors.com Website: www.canbankfactors.com
7	Date and time for e-auction	Date: 01-10-2026 Time : 11:00am to 01:00pm (With unlimited extension of 5mins)
8	Website address for e-auction	https://sarfaesi.auctiontiger.net
9	Details of the property to be e-auctioned. Full details of the property to be given here as per our valuation and LSR. *E auction of the property will be conducted on "As is where is basis and What is" without recourse condition to Secured Creditor. Bidders are free to conduct their own due diligence before submission of bid.	All the pieces and parcel of the land [REDACTED] in Survey No 99/13/B2 measuring about 1 Acre in Muttukadu Village, Chinglepet District. Near to MGM Resort ECR- (Owned by Late K Subbiah). North - Land of Munusamy Naicker South - Land of Sarangapani Iyer East - Land of Sarangapani Iyer West - Land of Nirmala Sethuraman, Venkataraman & Krishnan
10	Reserved Price	Rs. 3,55,90,000 /- (RUPEES THREE CRORE FIFTY FIVE LAKHS NINETY THOUSAND ONLY)
11	EMD (Earnest Money Deposit)	Rs.35,59,000/- (RUPEES THIRTY FIVE LAKHS FIFTY NINE THOUSAND ONLY)
12	Last Date of Deposit EMD	28-09-2026 before 05.30 PM along with Tender

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

1. The property will be sold in "as is where is and as is what is" basis including encumbrances/ litigation, if any which is beyond the knowledge of the Creditors of now.



2. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

3. The property can be inspected, with Prior Appointment with Authorized Officer, during office hours (between 11.30 a.m. to 3.30 p.m.)

4. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.

5. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canbank Factors Limited Bengaluru Branch, Bengaluru OR shall be deposited through RTGS/NEFT/Fund Transfer to Bank account of Canbank Factors Limited, Canara Bank, Madhavanagar Branch Bengaluru, A/c No. 0788256010527 IFSC Code: CNRB0000788 on or before 28.09.2026 before 5.30 pm.

6. For e-Auction process detail please contact the service provider as below:

Service Provider	M/s E-Procurement Technologies Limited (Auction Tiger)
Address	No. A 804/805, Wall Street-2, Near Orient Club, Opp. Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat(India)
Contact Person and details	Ram Sharma- 8000023297
Help Desk Number	9265562818/9265562821/6351896833
Email	Support@auctiontiger.net and ramprasad@auctiontiger.net
E-Auction Website	https://sarfaesi.auctiontiger.net

Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

7. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28-09-2026 before 5.30 PM, to Canbank Factors limited, Bengaluru Branch, Bengaluru, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No.

ii) Photocopies of PAN Card and ADHAAR CARD. However, successful bidder would have to produce these documents in original to the Canbank Factors Limited at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address and valid E-Mail Id.

iv) Bidder's A/c details, Bank name, Branch Name and IFSC code for online refund of EMD in case required.



v) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider as detailed below:

Service Provider	M/s E-Procurement Technologies Limited (Auction Tiger)
Address	No. A 804/805, Wall Street-2, Near Orient Club, Opp. Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat(India)
Contact Person and details	Ram Sharma - 8000023297
Help Desk Number	9265562818/9265562821/6351896833
Email	<u>Support@auctiontiger.net</u> and <u>ramprasad@auctiontiger.net</u>
E-Auction Website	<u>https://sarfaesi.auctiontiger.net</u>

8. EMD deposited by the unsuccessful bidder shall be refunded to them within 3 working days of finalization of sale. The EMD shall not carry any interest.

9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000 (Rupees One Lakh Only). The bidder who submits the highest bid (not below 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.

10. 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 within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.

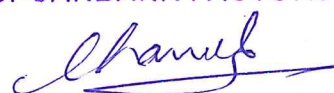
11. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

12. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

13. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canbank Factors Ltd, Chennai Branch who as a facilitating centre shall make necessary arrangements.

For further details contact Canbank Factors Ltd
Bengaluru Branch, (A Subsidiary of Canara Bank)
Bengaluru Branch, First Floor
67/1, Kanakapura Main Road,
Basavanagudi, Bengaluru-560004
Contact- 07829293939

For CANBANK FACTORS LTD


Authorized Signatory



E-mail id - canfact.blr@canbankfactors.com OR the service provider

Also visit our website at www.canbankfactors.com or service provider at

<https://sarfaesi.auctiontiger.net>,

Service Provider	M/s E-Procurement Technologies Limited (Auction Tiger)
Address	No. A 804/805, Wall Street-2, Near Orient Club, Opp. Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat(India)
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E-Auction Website	https://sarfaesi.auctiontiger.net

Disclaimer/Special Instruction/Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canbank Factors Limited 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.

E auction has been carried out by Canbank Factors limited through its service provider as per Section 13(4) SARFAESI act 2002. Property will be sold as is, where is and what is basis without recourse to Creditor for any dispute, litigation if any. Bidders are free to verify every required details pertaining to the property before participating in e auction.

Place: Bengaluru

DATE: 20.08.2026



For CANBANK FACTORS LTD


Authorized Signatory

AUTHORISED OFFICER

Canbank Factors Ltd
(A Subsidiary of Canara Bank)
Bengaluru Branch, First Floor
67/1, Kanakapura Main Road,
Basavanagudi, Bengaluru-560004

