

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Email: cb6298@canarabank.com

Ref: ARMII/SN/RITIH SOLUTION/01/2026-27

Date: 23.06.2026

To,

Sr No			
1.	M/s RITIH SOLUTIONS PVT LTD 311 6TH MAIN 6TH CROSS 4TH BLOCK S T BED LAYOUT BENGALURU 560034	2	KARTHIK BALAKRISHNAN-(Director) S/O S BALAKRISHNA PILLAI 08 YAMUNA RMP COLONY ADICHUNCHANA GIRI ROAD KUVEMPUNAGAR MYSORE MYSURU 570023
3.	SONY WHOKODAY RAJENDRANATHRAO-(Director) WIFE OF V PRASAD 8 1 SANTHI NAGAR, M R PALLI TIRUPATI CHITTOR ANDHRA PRADESH 517502	4	LOGANATHAN R @ Loganathan Raju- (Director) S/O K. RAJU 5 E SULLIKADU PERUMAPALAYAM, PUDUR KOMARAPALAYAM, NAMAKKAL TIRUCHENGODE, TAMIL NADU 628183
5.	RAJASHREE S - (Director) WO BALAKRISHNA PILLAI S, A 301 ARATT MILANO NIRMALA VIDYALAY, GATTAHALLI, HUSKUR, BENGALURU 560099	6	R L HARISH RAJA- (Guarantor) TECKNOWELD ALLOYS OVERSEAS PVT LTD, PLOT NO 114 DEVELOPED PLOTS, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI ,TAMILNADU 600096
7	DEIVANAI RAJU (Guarantor) WO RAJU 5 153 11 SULLIKADU THOTTAM, VTC KUMARAPALAYAM TURUCHENGODE, NAMAKKAL, TAMIL NADU 638183	8	DEEPTHISREE L (Guarantor) D O LOGANATHAN R, 5 154 SULLIKADU THOTTAM, NAMAKKAL, TAMILNADU 638183



ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
 Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

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, 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 our ARM Branch II, BANGALORE-560 001 of our Bank.

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 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 has 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,
For CANARA BANK


प्रबिबुक्त अधिकारी / Authorised Officer
अ. व. प्र. शाखा - II / ARM Branch - II
Authorised Officer
080-25310099, 080-25310181 - 560 001
Canara Bank BANGALORE - 560 001

ENCLOSURE – SALE NOTICE

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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/charged to the secured creditors, the **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 28.07.2026 from 01.00 PM. to 03.00 PM.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs. 11,38,57,439.52/- (Rupees Eleven Crore Thirty-Eight Lakh Fifty-Seven Thousand Four Hundred Thirty-Nine and Paise Fifty-Two Only) plus further interest thereon from 22.06.2026 and other expenses due to Canara Bank from **1. M/s RITI SOLUTIONS PVT LTD. 2. KARTHIK BALAKRISHNAN-(Director) S/O S BALAKRISHNA PILLAI 3. SONY WHOKODAY RAJENDRANATHRAO-(Director) WIFE OF V PRASAD 4. LOGANATHAN R @ Loganathan Raju- (Director) S/O K. RAJU 5. RAJASHREE S - (Director) W/O BALAKRISHNA PILLAI S 6. R L HARISH RAJA- (Guarantor) 7. DEIVANAI RAJU (Guarantor) W/O RAJU and 8. DEEPTHISREE L (Guarantor) D/O LOGANATHAN R**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under: -

(Amount in Crores)			
S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1.	All that piece and parcel in the property bearing No.48 now as per sub division Patta No. 1803 Re.S.No.339/2C Namakkal Registration District, Kumarapalayam Sub registration District, Namakkal District, Kumarapalayam Taluk, Kumarapalayam Agraharam, Dry hectare 0.98.5, Kist Rs 3.80, dry acres 2.43 ½ in this dry acres 2.22 with RCC Buildings about in 0.20 cents and bounded on: East by : Above mentioned Item 1 property in <u>Re.S.No. 339/1</u> West by : K Sundaram and others property in (<u>Re.S.No. 339/2A</u>) S. F No. 337	6.00	0.60



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	North by : The Land in Re.S.No.339/1 and S.F.No.338, South by : East-West cart track and K. Sundaram (Re.S.No. 339/2B) and others property(Re.S.No. 339/2A)		
2.	<u>SCHEDULE-B</u> <u>(Schedule Of The Property Item I)</u> All that piece and parcel in the property bearing Namakkal Registration District, Kumarapalayam Sub registration District, Namakkal District, Kumarapalayam Taluk, Kumarapalayam Agraharam Village, Pimas No. 80, T.S.No 20,21,22,23,26(Old SF No 104-1A/P), Ward-D, Block-13 Ettikuttai karungalathar land admeasured 1380 Square feet with RCC Building bounded as follows: South of: Existing land belongs to Raju West of: K Sundaram, Arachala chettiyar and Angappan's House properties North of: The Land already sold by Karuppanna Gounder and Others, East of: Shanmughasundaram and Kulandha Mudhaliyar's House Sites Measuring East-West on both the sides 30 feet, North-South on both sides 46 Feet With right to use all doors, Windows, Rooms, Electricity Service connection with deposit amount and all usual Road Rights and pathway rights to reach this property etc. This property is having eastern side 3 feet broad pathway rights from the other properties of Loan applicant's Raju. The property bearing Door No 25/H1, H2, H3, H4. Situated at Old Ward- 3, New ward-20 Kothukaran kadu, within Kumarapalayam Municipality Limit. <u>[Schedule of the property item II]</u> In the above said Village and Pimas No 80, TS. No.24,25 (Old SF No 104-1A/P) Ward-D, Block-13 Ettikuttai Karungalathar Land admeasured 990 Square feet with RCC Building bounded as follows: South of: East-west road North of: Item-1 Property belongs to Deivanai @ Ponnammal West of: K Sundaram, Arachala Chettiyar and Angappan's House properties East of: Jeganthan's Property. Measuring East-West on both the sides 30Feet North-South on both the sides 33 Feet	1.00	0.10



	With right to use all doors, Rooms, Windows, Electricity Service connection with deposit amount and wirings and all usual Roads Rights and pathway rights to reach this property etc. This property bearing Door No.25 G, 25H situated at Old ward-3, New Ward-20 Kothukaran kadu, within the Kumarapalayam Municipality Limit		
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The EMD should be deposited on or before 27.07.2026.

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Ph. No. 9113092975, 7561062889, 8921102717, 9201460154, 9483544116, 8709675503 and 080-25310181 during office hours on any working day.

कृते केनरा बैंक
For CANARA BANK


 प्रधिकृत अधिकारी / Authorised Officer
 अ. व. प्र. शाखा - II / ARM Branch - II
 86, एम. जी. रोड, बेंगलूरु - 560 001
 86, M. G. Road, BENGALURU - 560 001

Yash

Place: Bengaluru
Date: 23.06.2026

AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch Bengaluru**

2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

Sr No			
1.	M/s RITIH SOLUTIONS PVT LTD 311 6TH MAIN 6TH CROSS 4TH BLOCK S T BED LAYOUT BENGALURU 560034	2	KARTHIK BALAKRISHNAN-(Director) S/O S BALAKRISHNA PILLAI 08 YAMUNA RMP COLONY ADICHUNCHANA GIRI ROAD KUVEMPUNAGAR MYSORE MYSURU 570023
3.	SONY WHOKODAY RAJENDRANATHRAO-(Director) WIFE OF V PRASAD 8 1 SANTHI NAGAR, M R PALLI TIRUPATI CHITTOR ANDHRA PRADESH 517502	4	LOGANATHAN R @ Loganathan Raju- (Director) S/O K. RAJU 5 E SULLIKADU PERUMAPALAYAM, PUDUR KOMARAPALAYAM, NAMAKKAL TIRUCHENGODE, TAMIL NADU 628183
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3.Total liabilities : Rs. 11,38,57,439.52/- (Rupees Eleven Crore Thirty-Eight Lakh Fifty-Seven Thousand Four Hundred Thirty-Nine and Paise Fifty-Two Only) plus further interest thereon from 22.06.2026 and other expenses, etc.

4. (a) Mode of Auction : Online E-Auction
 (b) Details of : M/s. M/s.PSB Alliance (BAANKNET), e- mail:
support.baanknet@psballiance.com

(c) **Date & Time of e- auction** : **Date 28.07.2026 Time 01.00 PM. to 03.00 PM.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price:

(Amt. in Crores)			
S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1.	All that piece and parcel in the property bearing No.48 now as per sub division Patta No. 1803 Re.S.No.339/2C Namakkal Registration District, Kumarapalayam Sub registration District, Namakkal District, Kumarapalayam Taluk, Kumarapalayam Agraharam, Dry hectare 0.98.5, Kist Rs 3.80, dry acres 2.43 ½ in this dry acres 2.22 with RCC Buildings about in 0.20 cents and bounded on: East by : Above mentioned Item 1 property in <u>Re.S.No. 339/1</u> West by : K Sundaram and others property in (<u>Re.S.No. 339/2A</u>) S. F No. 337 North by : The Land in Re.S.No.339/1 and S.F.No.338, South by : East-West cart track and K. Sundaram (<u>Re.S.No. 339/2B</u>) and others property(<u>Re.S.No. 339/2A</u>)	6.00	0.60
2.	<u>SCHEDULE-B</u> <u>[Schedule Of The Property Item I]</u> All that piece and parcel in the property bearing Namakkal Registration District, Kumarapalayam Sub registration District, Namakkal District, Kumarapalayam Taluk, Kumarapalayam Agraharam Village, Pimas No. 80, T.S.No 20,21,22,23,26(Old SF No 104-1A/P), Ward-D, Block-13 Ettikuttai karungalathar land admeasured 1380 Square feet with RCC Building bounded as follows: South of: Existing land belongs to Raju West of: K Sundaram, Arachala chettiyar and Angappan's House properties	1.00	0.10



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North of: The Land already sold by Karuppanna Gounder and Others, East of: Shanmughasundaram and Kulandha Mudhaliyar's House Sites Measuring East-West on both the sides 30 feet, North-South on both sides 46 Feet With right to use all doors, Windows, Rooms, Electricity Service connection with deposit amount and all usual Road Rights and pathway rights to reach this property etc. This property is having eastern side 3 feet broad pathway rights from the other properties of Loan applicant's Raju. The property bearing Door No 25/H1, H2, H3, H4. Situated at Old Ward- 3, New ward-20 Kothukaran kadu, within Kumarapalayam Municipality Limit. [Schedule of the property item II] In the above said Village and Pimas No 80, TS. No.24,25 (Old SF No 104-1A/P) Ward-D, Block-13 Ettikuttai Karungalathar Land admeasured 990 Square feet with RCC Building bounded as follows: South of: East-west road North of: Item-1 Property belongs to Deivanai @ Ponnammal West of: K Sundaram, Arachala Chettiyar and Angappan's House properties East of: Jeganthan's Property. Measuring East-West on both the sides 30Feet North-South on both the sides 33 Feet With right to use all doors, Rooms, Windows, Electricity Service connection with deposit amount and wirings and all usual Roads Rights and pathway rights to reach this property etc. This property bearing Door No.25 G, 25H situated at Old ward-3, New Ward-20 Kothukaran kadu, within the Kumarapalayam Municipality Limit		
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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.
- 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.

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- 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.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 27.07.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR 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. Bid Form.

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 (BAANKNET) - e- mail: support.baanknet@psballiance.com

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD/Sale proceeds shall not carry any interest.

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.1,00,000/-**.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.
- g. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.
- h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- k. 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 Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.

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- l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area, dues, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.
- m. After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact **Authorised Officer, Canara Bank, ARM Branch-2-** (9113092975, 7561062889, 8921102717, 9201460154, 9483544116, 8709675503 and 080-25310181) e-mail id – **cb6298@canarabank.com** OR the service provider M/s.PSB Alliance (BAANKNET) - e-mail: support.BAANKNET@psballiance.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.

कृते केनरा बैंक
For CANARA BANK

Chandrasekhar Yelavar
प्रधिकृत अधिकारी / Authorised Officer
अ. व. प्र. शाखा - II / ARM Branch - II
86, एम. जी. रोड, बेंगलूरु - 560 001
86, M. G. Road, BENGALURU - 560 001

Place: Bengaluru
Date: 23.06.2026

**AUTHORISED OFFICER
CANARA BANK**

AY