

Ref: HYD/ARM/GTECH/2026-27/10/MAV

Date: 08.05.2026

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) 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 Authorised Officer of **MCB Khairatabad Branch**, of the Canara Bank presently with ARM Branch, Hyderabad for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.05.2026** for recovery of **Rs.2,69,01,281.69/- (Rupees Two crores sixty nine lakhs one thousand two hundred eighty one and sixty nine paise only/-)** (Contractual dues as on 30.04.2026 ) along with further interest, charges, expenses and costs from 01.05.2026 due to the **MCB Khairatabad Branch, of Canara Bank from M/s GETECH EQUIPMENTS INTERNATIONAL PRIVATE LIMITED, Represented by its Directors 1. Smt.Geetha V Nair(Borrower/Director) 2 Sri.K P V Nair (Borrower/Director).**

The reserve price will be LOT 1 **Rs.22,00,000/-** and the earnest money deposit will be **Rs.2,20,000/-**.

The reserve price will be LOT 2 **Rs.22,00,000/-** and the earnest money deposit will be **Rs.2,20,000/-**.

The reserve price will be LOT 3 **Rs.92,00,000/-** and the earnest money deposit will be **Rs.9,20,000/-**.

The reserve price will be LOT 4 **Rs.17,00,000/-** and the earnest money deposit will be **Rs. 1,70,000/-**.

The reserve price will be LOT 5 **Rs.35,00,000/-** and the earnest money deposit will be **Rs.3,50,000/-**.

The reserve price will be LOT 6 **Rs.17,00,000/-** and the earnest money deposit will be **Rs. 1,70,000/-**.

The reserve price will be LOT 7 **Rs.1,20,00,000/-** and the earnest money deposit will be **Rs.12,00,000/-**.

The Earnest Money Deposit shall be deposited on or before **29.05.2026** at **5:00pm**.



Internal

Canara Bank, ARM Branch

MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27725285  
cb2752@canarabank.com Secunderabad – 500026

Plot No. 85, Sy. No. 628, Beside Rail Nilayam,

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**Details and full description of the immovable property.**

**LOT I:** Emt of open plot having plot no.175/b in Sy No 185/p, 189,191,196 at gangothri emerald heights, subhanapur village, Maheswaram Mandal, Rangareddy district admeasuring 225 Sq Yds.

**Boundaries of the property:**

North: 40' wide road South: plot no 176 of emerald  
East: plot no 175/a West : 40' wide road

**LOT II:** Emt of open plot having plot no.175/a in Sy No 185/p, 189,191,196 at gangothri emerald heights, subhanapur village, Maheswaram Mandal, Rangareddy district admeasuring 226 Sq Yds.

**Boundaries of the property:**

North: 40' wide road South: plot no 177 of emerald  
East: plot no 174 West : plot no 175/b

**LOT III:** EMT of residential house & shop with land admeasuring 7.96 (04.85,00.89,02.22) ares or 944.15 sq yards in sy. No. 203/2-3, 203/2-4 & 203/2-25 (old sy. No. 273) in block no. 15 in Venmoney Village, Chengannur taluk, Alappuzha, district, Kerala State, belonging to Sri K.P.V. Nair and Smt.Geetha V. Nair, Sale **Deed No.618/2007**

| BOUNDARIES        |                                      |                       |
|-------------------|--------------------------------------|-----------------------|
| As per Title deed |                                      | As per site/valuation |
| North             | Road                                 | Road                  |
| South             | Agricultural land                    | Thodu                 |
| East              | Property of Kallumpurathu Thekkethil | Nilam                 |
| West              | Water Channel and way                | Thodu & nilam         |



Internal

**LOT IV:** EMT of open plot admeasuring 4.46 ares or 529 sq yards in sy.no. 203/12-1 (old sy.no. 273/2/2) in Block no. 15 in Venmoney Village, Chengannur Taluk, Alappuzha District, Kerala State, belonging to Smt. Geetha V. Nair, **Sale deed Doc. No.408/2010**

| BOUNDARIES |                                                |                                                  |
|------------|------------------------------------------------|--------------------------------------------------|
|            | As per Title deed                              | As per site                                      |
| North      | Property belonging to Poovakkattil             | Property of Udhayathil & Neelikkal Paddeettathil |
| South      | Property of Arukkuzhiyil melethil              | Property of Raju                                 |
| East       | Way and property belonging to kunjukunju       | Property of Velanthara                           |
| West       | Property belonging to Thyvilayil and shahjahan | Road                                             |

**LOT-V:** EMT of open plot admeasuring 16.39 ares or 1944 sq yards in sy.no. 70/8 (old sy.no. 282/16a, 282/16b) in Block No.14 In Venmoney Village, Chengannur Taluk, Alappuzha District, Kerala State, belonging to Smt. Geetha V. Nair, **Sale deed Doc. No.941/2010**

| BOUNDARIES |                                           |                                         |
|------------|-------------------------------------------|-----------------------------------------|
|            | As per Title deed                         | As per site                             |
| North      | Property of chakkalethu                   | Property of Nellikkal Padeettathil      |
| South      | Property of Nedumtharayil & motorable way | Property of chittakattu & motorable way |
| East       | Way & Property of Velamtharayil           | Property of Velenthara                  |
| West       | Property of Nellikkal Padeettathil        | Property of chittakattu                 |

**LOT VI:** EMT of open plot admeasuring 22.74 ares or 2697.25 sq. Yards in sy.no. 141/2-1 (old sy. No. 151/1) in block no. 15 in venmoney village, chengannur taluk, allappuzha district, kerala state, belonging to Smt.Geetha V. Nair, **Sale deed doc No.2335/2011**

| BOUNDARIES |                                               |                                            |
|------------|-----------------------------------------------|--------------------------------------------|
|            | As per Title deed                             | As per site                                |
| North      | Land sold by Poovakkattil Lalu Varghese       | Property of Poovakkattil                   |
| South      | property of Arukkuzhiyil Melethil             | property of Arukkuzhiyil Melethil          |
| East       | Way & Property belonging to KunjuKunju        | Road and property belonging to Kunju Kunju |
| West       | Property belonging to Thyvilayil and Shajahan | Property belonging to Thyvilayil           |



**LOT VII:** EMT of Land admeasuring :1)17.60 ares (08.60, 9.00) in Sy. Nos. 151/7 & 151/23 (old Sy.No.151/4 & 152/1a) and land measuring 24.80 ares in Sy. No. 151/4 (old sy. No. 152/1a of venmony village, chengannur taluk, a;;appuzha district, Kerala and land admeasuring 5.25 ares in Sy. No.151/4 & 151/24 (old Sy.No.151/1a) in Venmony village, Chengannur Taluk, Alappuzha District, Kerala of total extent of land is 47.65 Ares belonging to Sri Smt Sarasamma sale deed No. 3235/1965 & Sri Parameswaran Pillai sale deed No. 816/1988, 751/1978.

| BOUNDARIES        |                                     |                                 |
|-------------------|-------------------------------------|---------------------------------|
| As per Title deed |                                     | As per site                     |
| North             | Road                                | Road                            |
| South             | Property of parameswaran pillai     | Property of parameswaran pillai |
| East              | Property of Surendran               | Property of Surendran           |
| West              | Property of Parakkattumoolayil Jose | Property of Parakkattu          |

The sale of the properties will be subject to the outcome of SA 312/2022 Before the Hon'ble DRT-II, Hyderabad filed by the borrower.

\*No Known Encumbrances to the Knowledge of the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of the properties put for auction and claims /rights/dues/affecting the property, prior to submitting their bid.

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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. 040-27725283/260/259 during office hours on any working day.

ಪ್ರಯೋಗಿತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದ (DP: 2752)  
Authorised Officer, A.R.M. Branch, Hyderabad-26  
Canara Bank

Date: 08.05.2026  
Place: Hyderabad



Internal

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.05.2026**

1. **Name and Address of the Secured Creditor:** Canara Bank, ARM Branch, Ground Floor, Circle Office Building, MCH No:10-3-163 & 10-3-163/A, Plot No.85, Survey No.625, Beside Rail Nilayam, Secunderabad - 500 026.

2. **Name and Address of the Borrower(s)/ Guarantor(s):**

| <b>Borrower:</b>                                                                                                                                                                                                   | <b>Borrower:</b>                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Smt Geetha V Nair W/o K P Nair<br><u>Director</u><br>M/s Geetech Equipment's international Pvt Ltd.<br>Regd office at plot no.200/12, Phase II IDA.<br>Cherlapally Road.Hyderabad-500051.Telangana State.          | Sri K P V Nair S/o Late V P Nair<br><u>Director</u><br>M/s Geetech Equipment's international Pvt Ltd.<br>Regd office at plot no.200/12, Phase II IDA.<br>Cherlapally Road.Hyderabad-500051.Telangana State |
| <b>Guarantor/Mortgagor</b>                                                                                                                                                                                         | <b>Guarantor/Mortgagor</b>                                                                                                                                                                                 |
| Smt Geetha V Nair<br>W/o K P Nair<br>R/o 5-9-53/25.Radha Regal Rows,<br>Near Ramakrishna Telent High School<br>Yapral, Malkajgiri,<br>Jawahar Nagar, JJ Nagar Colony.<br>K V Ranga Reddy<br>Telangana State-500087 | Sri K P V Nair S/o Late V P Nair<br>R/o.Flat No.402.<br>4 <sup>th</sup> Floor.<br>Patel Green Front,<br>D Block, Yapral,<br>Hyderabad.<br>Telangana State-500087                                           |
| <b>Guarantor/Mortgagor</b>                                                                                                                                                                                         | <b>Guarantor/Mortgagor</b>                                                                                                                                                                                 |
| Sri. Parameshwaran Pillai<br>S/o Kesava Pillai<br>Jayan Bhavan<br>Venmoney PO<br>Chengannoor<br>Venmoney<br>Alappuzha<br>Kerala<br>PIN : 689509                                                                    | Smt. P Sarasamma<br>W/o Sri. Parameshwaran Pillai<br>Jayan Bhavan<br>Venmoney PO<br>Chengannoor<br>Venmoney<br>Alappuzha<br>Kerala<br>PIN : 689509                                                         |

3).Total Contractual liabilities of **Rs.2,69,01,281.69/- (Rupees Two crores sixty nine lakhs one thousand two hundred eighty one and sixty nine paise only/-** (Contractual dues as on 30.04.2026 ) along with further interest, charges, expenses and costs from 01.05.2026 and Bank charges, cost etc. The amounts remitted after issuance of Demand notice are duly accounted.

4) (a) **Mode of Auction** : **Online Electronic Bidding**

(b) **Details of Auction service provider** : **M/s PSB Alliance Pvt Ltd (Baanknet)**  
**Website: <https://baanknet.com/>**  
**Contact Numbers -8291220220**  
**E-mail: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com),**

Internal

Canara Bank, ARM Branch  
MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27725285  
[cb2752@canarabank.com](mailto:cb2752@canarabank.com) Secunderabad - 500026

Plot No. 85, Sy. No. 628, Beside Rail Nilayam,

Ref: HYD/ARM/GTECH/2026-27/10/MAV



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- (c) Date & Time of Auction : **30.05.2026 11.30 A.M. to 12.30 P.M.**  
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)
- (d) Place of Auction : Canara Bank, ARM Branch  
Ground Floor, Circle Office Building,  
MCH No: 10-3-163 & 10-3-163/A,  
Beside Rail Nilayam, Secunderabad- 500 026

5). Other terms and conditions:

- a) 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.
- b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The property can be inspected, with Prior Appointment with Authorized Officer, on **28.05.2026** between 11:00AM and 4:00PM.
- 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 in E-Wallet of M/s PSB Alliance Pvt Ltd (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 on or before **5:00 pm of 29.05.2026** . For further details/registration the intended bidders shall contact the service provider M/s PSB Alliance Pvt Ltd (Baanknet) Web site: <https://baanknet.com/> Contact number 8160205051 and E-mail: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) .
- e) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- f) The intending bidders should contact e-Auction Service Provider M/s PSB Alliance Pvt Ltd (baanknet) Web site: <https://baanknet.com/> Contact numbers 8160205051 And E-mail: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **for /- for Lot-1 Rs.25,000/-for LOT-2 Rs. 25,000/- for LOT-3 Rs. 50,000/- for LOT-4 Rs.25,000/- for LOT-5 Rs.25,000/- for LOT-6 Rs.25,000/- for LOT-7 Rs.1,00,000/-** 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 bidder, subject to confirmation of the same by the Secured creditor.
- h) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e on same day or not later than next working day 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 amount remitted by him/her shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- i) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.



- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful Bidder shall also bear the statutory/Non-statutory dues, taxes, rates., etc if any.
- k) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

**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:Hyderabad  
Date:08.05.2026

ಕೃತೇ ಕೆನರಾ ಬ್ಯಾಂಕ್ For CANARA BANK

*Radh*

ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದ (DP: 2752)  
Authorised Officer, A.R.M. Br. Hyderabad-26

Authorized Officer  
Canara Bank

Internal

Canara Bank, ARM Branch  
MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27725285  
[cb2752@canarabank.com](mailto:cb2752@canarabank.com) Secunderabad – 500026

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