Ref: HYD/ARM/GTECH/2026-27/10/MAV | Date: 06.11.2026

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 **27.11.2026** for recovery of **Rs.3,00,77,840.22/- (Rupees Three crores seventy seven thousand eight hundred forty and paise twenty two only/-** (Contractual dues as on 31.10.2026) along with further interest, charges, expenses and costs from 01.11.2026 due to the **ARM Branch, Hyderabad of Canara Bank from M/s GETECH EQUIPMENTS INTERNATIONAL PRIVATE LIMITED, Represented by its Directors**

1. **Smt.Geetha V Nair (Borrower/Director)**
2. **2 Sri.K P V Nair (Borrower/Director).**

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

The reserve price will be LOT 2 **Rs.17,00,000/-** and the earnest money deposit will be **Rs.1,70,000/-.**

The reserve price will be LOT 3 **Rs.70,00,000/-** and the earnest money deposit will be **Rs.7,00,000/-.**

The reserve price will be LOT 4 **Rs.10,50,000/-** and the earnest money deposit will be **Rs. 1,05,000/-.**

The reserve price will be LOT 5 **Rs.27,00,000/-** and the earnest money deposit will be **Rs.2,70,000/-.**

The reserve price will be LOT 6 **Rs.14,50,000/-** and the earnest money deposit will be **Rs. 1,45,000/-.**

The reserve price will be LOT 7 **Rs.77,00,000/-** and the earnest money deposit will be **Rs.7,70,000/-.**

The Earnest Money Deposit shall be deposited on or before **26.11.2026** at **5:00pm**.

केनरा बैंक CANARA BANK A.R.M. Branch, Hyderabad ए.आर.एम. शाखा, हैदराबाद

Internal

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
East: plot no 175/a
South: plot no 176 of emerald
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
East: plot no 174
South: plot no 177 of emerald
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

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

केनरा बैंक CANARA BANK A.R.M. Branch, Hyderabad ए.आर.एम. शाखा, हैदराबाद

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

कृते केनरा बैंक For CANARA BANK

Date: 06.11.2026
Place: Hyderabad

प्रधीकृत अधिकारी/Authorised Officer (DP: 2752)
Authorised Officer
Canara Bank

केनरा बैंक/CANARA BANK A.R.M. Branch, Hyderabad ए.आर.एम. शाखा, हैदराबाद

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.11.2026

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 Nilyam, Secunderabad – 500 026.

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

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

3).Total Contractual liabilities of **Rs.3,00,77,840.22/- (Rupees Three crores seventy seven thousand eight hundred forty and paise twenty two only/-** (Contractual dues as on 31.10.2026) along with further interest, charges, expenses and costs from 01.11.2026 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

(c) Date & Time of Auction : **27.11.2026 11.30 A.M. to 12.30 P.M.**
(With unlimited extension of 05 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 **25.11.2026** 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 26.11.2026** . 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 .

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

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.

CANARA BANK A.R.M. Branch, Hyderabad

Internal

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.

कृते केनरा बैंक For CANARA BANK

Place:Hyderabad
Date:06.11.2026

Authorised Officer
Canara Bank

प्राधिकृत अधिकारी, केनरा बैंक, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, Canara Bank, A.R.M. Br, Hyderabad-26

केनरा बैंक/CANARA BANK A.R.M. Branch, Hyderabad ए.आर.एम. शाखा, हैदराबाद