Ref: HYD/ARM/GTECH/2024-25/11 | **Date: 19-09-2024**

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 **09/10/2024** for recovery of **Rs.6,80,82,411.34/-** (Contractual dues as on 30/06/2024) along with further interest, charges, expenses and costs from 01/07/2024 due to the **MCB Khairatabad Branch, of Canara Bank from M/s GETECH EQUIPMENTS INTERNATIONAL PRIVATE LIMITED, Represented by its Directors 1. Smt.Getha V Nair(Borrower/Director) 2 Sri.K P V Nair (Borrower/Director).**

The reserve price will be LOT 1 **Rs.4,42,17,000/-** and the earnest money deposit will be **Rs. 44,21,700/-.**

The reserve price will be LOT 2 **Rs.92,20,000/-** and the earnest money deposit will be **Rs.9,22,000/-.**

The reserve price will be LOT 3 **Rs.17,70,000/-** and the earnest money deposit will be **Rs. 1,77,000/-.**

The reserve price will be LOT 4 **Rs.35,40,000/-** and the earnest money deposit will be **Rs.3,54,000/-.**

The reserve price will be LOT 5 **Rs.18,00,000/-** and the earnest money deposit will be **Rs. 1,80,000/-.**

The reserve price will be LOT 6 **Rs.1,21,00,000/-** and the earnest money deposit will be **Rs.12,10,000/-.**

The Earnest Money Deposit shall be deposited on or before **07/10/2024** at **5:00pm**.

Details and full description of the immovable property.

LOT I : Emt of industrial land & building admeasuring 1487.36 sq. yards situated at plot no.200/12, sy.no 254(part) and 256(part), phase ii, IDA cherlapally, Hyderabad in the name of M/s GETECH EQUIPMENTS INTERNATIONAL P LTD. vide Regd.Sale Deed Doc No..6087/2011

Boundaries of the property:

North: exist 18.00m wide road — South: plot no 200/10

East: plot no 200/11 — West: Green belt

Property under physical possession

Canara Bank, ARM Branch
MCH No. 10-3-163 & 10-3-163/A 040- 27726283, 27725285 Plot No. 85, Sy. No. 628, Beside Rail Nilayam, Secunderabad - 500026
cb2752@canarabank.com

LOT II: 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

LOTIII: 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-IV: 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

Canara Bank, ARM Branch
MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27726285, Plot No. 85, Sy. No. 628, Beside Rail Nilayam,
cb2752@canarabank.com Secunderabad - 500026

Ref: HYD/ARM/GTECH/2024-25/11 **dated 19-09-2024**

LOT V: 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 VI: 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 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/ 27725285** during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Authorised Officer
Canara Bank

Date: 19-09-2024
Place: Hyderabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19-09-2024

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

3). Total Contractual liabilities Rs.6,80,82,411.34/- (Rupees Six Crore Eighty Lakhs Eighty Two Thousand Four hundred Eleven and Thirty Four Paise only) as on 30/06/2024: plus, unapplied interest w. e. f. 01/07/2024 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 (E-bkray)**
https://ebkray.in/
Contact Numbers – 7046612345, 6354910172, 9892219848, 8160205051, 8291220220
E-mail: support.ebkray@psballiance.com, support.ebkray@procure247.com

(c) Date & Time of Auction : 09/10/2024 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://ebkray.in/ 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 with Authorized Officer, on **07/10/2024** between **11:00AM and 4:00 PM.**

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 (E-bkray) 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 **07/10/2024 5:00 pm**. For further details/registration the intended bidders shall contact the service provider **M/s PSB Alliance Pvt Ltd (E-bkray)** Web site: **https://ebkray.in/** Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 and E-mail: support.ebkray@psballiance.com and support.ebkray@procure247.com

e) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **07/10/2024, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad 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.

f) The intending bidders should contact e-Auction Service Provider **M/s PSB Alliance Pvt Ltd (E-bkray)** Web site: **https://ebkray.in/** Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 And E-mail: support.ebkray@psballiance.com and support.ebkray@procure247.com

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **for Lot-1 Rs.1,00,000 /-for LOT-2 Rs. 50,000/- for LOT-3 Rs.25,000/- for LOT-4 Rs.25,000/- for LOT-5 Rs.25,000/- for LOT-6 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.

i) 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.

j) **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.**

k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful bidder shall bear all the statutory/ non-statutory dues, taxes, rates etc., if any.

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

m) 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 ARM branch who as a facilitating centre shall make necessary arrangements.

n) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/260/259/285) e-mail id. cb2752@canarabank.com OR the service provider **M/s PSB Alliance Pvt Ltd (E-bkray)** Web site: **https://ebkray.in/** Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 And E-mail: support.ebkray@psballiance.com and support.ebkray@procure247.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

Place: Hyderabad
Date: 19-09-2024

प्रधीकृत अधिकारी / Authorised Officer
Authorised Officer, A.R.M. Br, Hyderabad-26
Canara Bank

