

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref: ARM SN TEAM ENGG VVS 01 2025-26

Date: 02/03/2026

To

1. Team Software & Consultancy services
First floor, Team House, Plot no 71
MRA Kakkanad Kochi 682030
Represented by Managing partner Mr. George Mathew
2. Team Engineering & Green Solutions
Team House, Plot no 71
MRA Kakkanad Kochi 682030
Represented by Managing partner Mr. George Mathew
3. Mr. George Mathew
S/o V M Mathew
Valayil House
Kolencherry P O
Perungoolkara
Ernakulam 682311
4. Mrs. Mareena George
W/o George Mathew
Valayil House
Kolencherry P O
Perungoolkara
Ernakulam 682311
5. Mrs. Reena Mathew
D/o V M Mathew
Valayil House
Kolencherry P O
Perungoolkara
Ernakulam 682311
6. Ammini Mathew
W/o V M Mathew
5C Green Hills Mather
Kakkanad Ernakulam 682030

Internal

ए आर एम शाखा /ARM Branch

2nd Floor Canara Bank Building Chittoor Road, Ernakulam South, **एरणाकुलम** / Ernakulam - 682016
PH:0484-2353072,2353071 ; Email:cb2875@canarabank.com

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 Authorized Officer, Canara Bank, Asset Recovery Management Branch, had taken possession of the assets described in the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to us and also placed the assets for auction in earlier occasions. Now the undersigned once again placing the assets for sale (through e-auction) more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

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

Yours faithfully,

AUTHORISED OFFICER, CANARA BANK

Encl: Sale Notice

Internal

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**ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM
SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties 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 Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the **symbolic / constructive** 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 **23/03/2026**, [Time 10:30 A.M. to 11:30 A.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)] for recovery of **₹ 21,95,64,145.64/-** (Rupees Twenty One Crores Ninety Five Lakhs Sixty Four Thousand On Hundred Forty Five and Paise Sixty Four only) due as on 23/03/2026 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from Team Engineering & Green Solutions and Team Software & Consultancy services represented by its Managing Partner Mr. George Mathew and its partner Mrs. Mareena George and guarantors Mrs. Reena Mathew and Mrs. Ammini Mathew.

The Reserve Price: **Rs.37,00,000/-** (Rupees Thirty Seven Lakhs Only)
(Only the bids with minimum 1 incremental offer above reserve price will be accepted)

The Earnest Money Deposit: **Rs.3,70,000/-** (Rupees Three Lakhs Seventy Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **23/03/2026 by 10:00 AM**.

Details of Property:

(Property in the name of Mr George Mathew as per Document no 8915/2006)

All that part and parcel of the immovable property consisting of 37.10 Ares of land in Re Sy No. 26/1, Block no 44 in Ayykkaranadu Village Kunnathunadu Taluk, Ernakulam District with boundaries as below:

Boundaries as per deed

North : Property belonging to Mottavunkal Reju
South : Road
East : Property belonging to Mottavunkal
West : Property belonging to Madathikkudi

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 Canara Bank Asset Recovery Management Branch, Ernakulam (Ph. No. 0484 - 2353072 / 2353071) E-mail: cb2875@canarabank.com during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date : 02/03/2026

Place : Ernakulam

**AUTHORISED OFFICER
CANARA BANK**

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- ## OTHER TERMS AND CONDITIONS

- Internal

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.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000 (Rupees Twenty Five Thousand 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.
- k. 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 which shall be deposited through RTGS/NEFT/ Fund transfer to credit of account of Canara Bank, ARM Branch Ernakulam, 209272434 IFSC Code: CNRB0002875. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- l. For sale proceeds of Rs.50 Lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1 % of the Sale amount under Section 194 - IA, which shall be payable separately by the Successful buyer and submit the original receipt of TDS certificate to the Bank.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.
- p. The Sale Certificate shall be issued in the same name in which the bid is submitted.
- q. On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- r. 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 Asset Recovery Management Branch who, as a facilitating centre, shall make necessary arrangements.
- s. The detailed terms and conditions are also available in the link "E-Auction" provided in Canara Bank's website (www.canarabank.com).
- t. For further details ARM Branch Ernakulam (Ph. No. 0484- 2353072/ 2353071) may be contacted during office hours on any working day, e-mail id cb2875@canarabank.com OR **M/s PSB Alliance**

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