

ASSET RECOVERY MANAGEMENT BRANCH, ERNAKULAM

Ref : ARM SN INDTECH RET 2026-27-02

Date : 02-05-2026

To

1. M/s Indtech Interiors and Contractors Pvt Ltd,
23/176 D1, 2nd Floor, PBA
Arcade, HMT Road,
Kalamassery, Kochi- 683104
2. Ms. Leena Abraham,
50/428K(1), Mount Sinai, Mythri
Nagar, Manimala Road, Edappally-
682024
3. Mr. Ceen Mathew,
50/428K(1), Mythri Nagar,
Manimala Road, Edappally SO,
Ernakulam-682024
4. Mr. Daniel Mathew,
35/1588, Mount Sinai, Janatha
Road, South Palarivattom,
Ernakulam-682025
5. Ms. Rosamma Mathew,
35/1588, Mount Sinai, Janatha
Road, South Palarivattom,
Ernakulam-682025
6. Ms. Thahira Azeez
(legal Heir of Late. Mr. Abdul Azez
P B), Peediakkal Three Star
Residency, Vellattupadam Road,
Thrikkakara, Ernakulam-682021
7. Ms. Rinsha Azeez (legal Heir
of Late. Mr. Abdul Azez P B),
Peediakkal Three Star
Residency, Vellattupadam
Road, Thrikkakara, Ernakulam-
682021
8. Kum. Riza Azeez (legal Heir of
Late. Mr. Abdul Azez P B),
Peediakkal Three Star Residency,
Vellattupadam Road, Thrikkakara,
Ernakulam-682021
9. Kum. Raiza Azeez (legal Heir
of Late. Mr. Abdul Azez P B),
Peediakkal Three Star
Residency, Vellattupadam
Road, Thrikkakara, Ernakulam-
682021

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.

Internal

ए आर एम शाखा / ARM Branch

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

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

**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 **28/05/2026**, [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 **Rs. 8,64,04,193.88 (Rupees Eight Crores Sixty Four lakhs Four Thousand One Hundred Ninety Three and Paise Eighty Eight Only)** due as on 28/02/2026 to the Asset Recovery Management Branch, Ernakulam of Canara Bank from **M/s Indtech Interiors and Contractors Pvt Ltd**

The Reserve Price:

Item 1	Rs. 1,57,50,000/- (Rupees One Crore Fifty Seven lakhs Fifty Thousand Only)
Item 2	Rs. 74,00,000/- (Rupees Seventy Four lakhs Only)
Item 3	Rs. 51,00,000/- (Rupees Fifty One Lakhs Only)
Item 4	Rs. 48,00,000/- (Rupees Forty Eight lakhs Only)

The Earnest Money Deposit:

Item 1	Rs. 15,75,000/- (Rupees Fifteen lakhs Seventy Five Thousand Only)
Item 2	Rs. 7,40,000/- (Rupees Seven lakhs Forty Thousand Only)
Item 3	Rs. 5,10,000/- (Rupees Five lakhs Ten Thousand Only)
Item 4	Rs. 4,80,000/- (Rupees Four lakhs Eighty Thousand Only)

Last Date for deposit of Earnest Money Deposit - On or before **28/05/2026 by 10:00 AM.**

Details of Property:

Item 1 (Immovable Property in the name of Mr. Daniel Mathew and Mrs. Leena Abraham covered by Doc 4451/2000 & 4452/2000)

All that part and parcel of land to the extent of 4.56 Ares (2.23 Ares & 2.33 Ares) of land in Sy no 66/10 in Edappally North Village along with Residential Building there on located at Kanayannur Taluk Ernakulam District.

Boundaries as per title deed:

Boundaries under 2.33 Ares

North : Property of Thattayath kallari
South : Property of Danial mathew, pathway
East : Property of Krishna Kumar Pillai
West : Property of Thattayath

Boundaries under 2.23 Ares

North : Property of Leena Ceen
South : Property of Sy no 66/9
East : Pathway
West : Property of Sy 66/11

Item 2 (Immovable Property in the name of Mr. Ceen Mathew and Mrs. Leena Abraham covered by Doc 1594/2009 & 395/2010)

All that part and parcel of land to the extent of 22.65 Ares (7.28 Ares & 15.37 Ares) in Sy. No 56/1A, 54/10 and 56/14 of Kuttuvally Village along with a Godown Shed located at Paravur taluk, Ernakulam District

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Boundaries as per title deed:

Boundaries under 7.28 Ares

North : Property of Ajith Murali
 South : Property of Karukapilly
 East : Property of 3.6 Wide Pathway
 West : Property of Santhosh

Boundaries under 15.37 Ares

North : Property of Church
 South : Property of Santhosh & Others
 East : 3.6 Meter Pathway
 West : Property of Sarasan

Item 3 (Immovable Property in the name of Ceen Mathew ,Leena Ceen covered by Doc 3744/2011)

All that part and parcel of land to the extent of 2.03 Ares in Sy no.66/9 of Edappally North Village, Kanayannur Taluk, Ernakulam District.

Boundaries as per title deed:

North: Property Ceen Mathew & kalari
 South: Vazhi & Property of Prafulla chandran
 East: Narayanikuttiamma
 West: Property of Green Casil flat

Item 4 (Immovable Property in the name of Mr. Daniel Mathew & Ms. Rosamma Mathew covered by Doc 1074/2012)

All that part and parcel of Property in 14.08 ares consisting of 1.94% undivided share equivalent to 0.273 Ares from out of 11.566% undivided share equivalent to 1.62 Ares in the total 14.08 Ares of land in Sy.No.113/4-2 of Edappally North Village, Kanayannur Taluk, Ernakulam District, along with three bedroom apartment marked as No.C2C bearing Cochin Corporation Door No.49/848 D6 on the second floor in the "Kalpaka Castle" apartment building having super built up area 131.970 Sq.mts, which includes the proportionate share in the common areas and common facilities together with a covered car parking area marked as No.C2C on the ground floor. (Title Holders: Mr. Daniel Mathew & Ms. Rosamma Mathew).

Boundaries as per title deed:

North: Property of Babu
 South: Property of Shajahan
 East: Subhash Nagar Road (Corporation Road)
 West: Thodu

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 : 02-05-2026
 Place : Ernakulam

AUTHORISED OFFICER
CANARA BANK

Internal

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ASSET RECOVERY MANAGEMENT BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. **Name and Address of the Secured Creditor** : Canara Bank, ARM Branch,
2nd Floor, Canara Bank Building,
Chittoor Road, Ernakulam South - 682 016 (Ph.No.0484 -
2353072 / 2353071)

2. **Name and Address of the Borrowers and Guarantors** :

M/s Indtech Interiors and Contractors Pvt Ltd, 23/176 D1, 2nd Floor, PBA Arcade, HMT Road, Kalamassery, Kochi- 683104	Ms. Leena Abraham, 50/428K(1), Mount Sinai, Mythri Nagar, Manimala Road, Edappally-682024
Mr. Ceen Mathew, 50/428K(1), Mythri Nagar, Manimala Road, Edappally SO, Ernakulam-682024	Mr. Daniel Mathew, 35/1588, Mount Sinai, Janatha Road, South Palarivattom, Ernakulam-682025
Ms. Rosamma Mathew, 35/1588, Mount Sinai, Janatha Road, South Palarivattom, Ernakulam-682025	Ms. Thahira Azeez (legal Heir of Late. Mr. Abdul Azez P B), Peediakkal Three Star Residency, Vellattupadam Road, Thrikkakara, Ernakulam-682021
Ms. Rinsha Azeez (legal Heir of Late. Mr. Abdul Azez P B), Peediakkal Three Star Residency, Vellattupadam Road, Thrikkakara, Ernakulam- 682021	Kum. Riza Azeez (legal Heir of Late. Mr. Abdul Azez P B), Peediakkal Three Star Residency, Vellattupadam Road, Thrikkakara, Ernakulam-682021
Kum. Raiza Azeez (legal Heir of Late. Mr. Abdul Azez P B), Peediakkal Three Star Residency, Vellattupadam Road, Thrikkakara, Ernakulam- 682021	

3. **Total liabilities as on 28/02/2026** : **Rs. 8,64,04,193.88 (Rupees Eight Crores Sixty Four lakhs Four Thousand One Hundered Ninety Three and Paisa Eighty Eight Only)** Plus further interest thereon from **01.03.2026** along with suit expenses and other legal charges

4. (a) **Mode of Auction** : Online Auction (E-Auction)

- (b) **Details of Auction service provider** : M/s PSB Alliance (Baanknet)
 Help Desk Number : 8291220220
support.baanknet@psballiance.com

- (c) **Date & Time of Auction** : 28/05/2026 & Time 10:30 A.M. to 11:30 A.M (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
 Minimum 1 incremental bid mandatory for Participating in Bid

- (d) **Portal of E-Auction** : <https://baanknet.com>

5. **Reserve Price** : Item 1 **Rs.1,57,50,000/- (Rupees One Crore Fifty**

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