



बैंक ऑफ़ बड़ौदा Bank of Baroda



**NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWER
UNDER RULES 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

To

1.M/s Texas IT Solutions Kannakeril Building, SA Road, Kadavantara Kochi-682020	2.Mr. Thomas Paul 29/969, B1, Panakuzhy House, NH BYEPASS Vytilla P O Ernakulam-682019
3.Mr. Thomas Paul Panakuzhy House, Muttuchira, P O Vaikom Kottayam-686613	

Dear Sir/Madam,

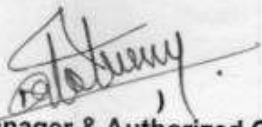
Re: Sale of secured assets being immovable property.

1. Please refer to the possession notice of the immovable property dated **15.07.2026** by the Authorised Officer of the Bank for the purpose of realization of secured assets in exercise of the powers conferred on the secured creditors under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Bank towards the discharge of your liabilities in full and hence we propose to sell the aforesaid immovable property on **28-10-2026**.

2. We hereby give you notice of Fifteen days that the aforesaid immovable property shall be sold by the undersigned at **2.00 – 6.00 PM on 28-10-2026** by e-auction through "Baanknet.com" Portal.

3. A copy of the notice inviting offers for sale containing particulars of the immovable property, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale, is enclosed for your information. **The said notice will also publish in The Hindu and Mangalam on 26.09.2026.**

Yours faithfully,



Chief Manager & Authorized Officer.



Date: 25.09.2026

Place: Ernakulam

Encl.: 1. Sale Notice dated 25.09.2026

2. Terms and Conditions dated 25.09.2026

IFSC Code: BARB 0 KOCHBS & SWIFT Code: BARBINBBERN

Panampilly Nagar Branch, 28/94, Panampilly Nagar Ave, Panampilly Nagar, Kochi – 682036 Phone No:

0484-2310166(Gen), 2315334 (Adv) IFSC: BARB0KCHBS

ईमेल/Email: kochbs@bankofbaroda.com



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Name & Address of the Borrower/s/Guarantor/s	1.M/s Texas IT Solutions Kannakeril Building, SA Road, Kadavantara Kochi-682020 2.Mr. Thomas Paul 29/969, B1, Panakuzhy House, NH BYEPASS Vytilla P O Ernakulam-682019 3.Mr. Thomas Paul Panakuzhy House, Muttuchira, P O Vaikom Kottayam-686613
Short description of the immovable property with known encumbrance, if any	1.Equitable mortgage of 40.47 ares of dry land in SY No. 954/1 Muttuchira village, Kaduthuruthy Grama Panchayath, Vaikom Taluk, Kottayam District in the name of Mr. Thomas Paul <u>Property is bounded by:</u> North: Property of Kanivelil Mathai East: Property of Kanivelil Jose South: Property of Ammadathil Kochu West: Property of Ammadathil Sreedharan 2.Equitable mortgage of 58 square meters (1.442 cents) of land in SY No 954/1-5 Muttuchira village, Kaduthuruthy grama panchayath, Vaikom taluk, Kottayam district in the name of Mr. Thomas Paul <u>Property is bounded by:</u> North: Remaining properties of Damodaran Ilayath East: Property of Thomas Paul South: Property of Ammadathil Illath Sreedharan West: Panchayath Road
Total Dues	Rs. 70,22,236.43/- (Rupees Seventy Lacs Twenty Two Thousand Two Hundred Thirty Six and FortyThree Paise) as

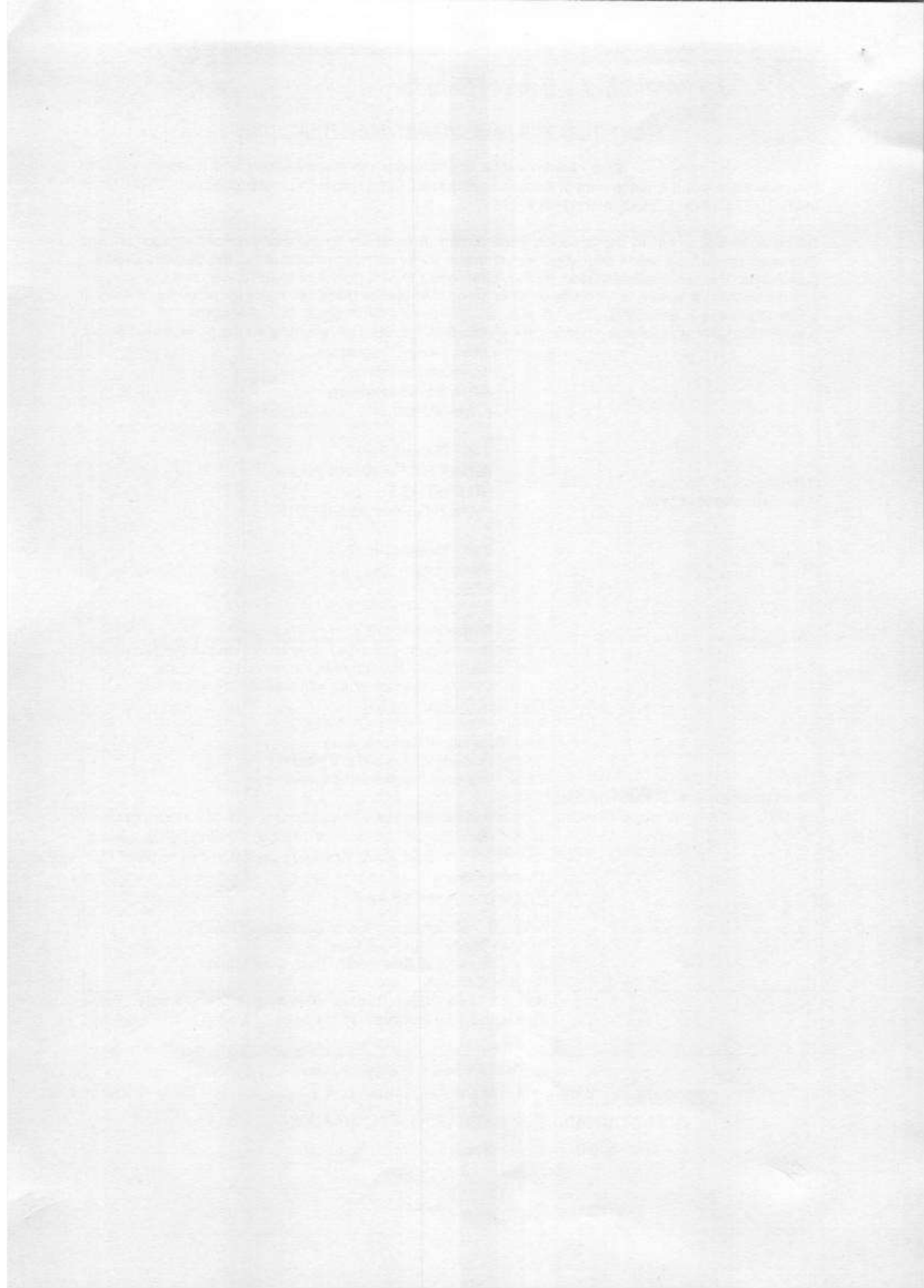
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	on 24.09.2026 plus interest and charges thereon from 25.09.2026.
Date & Time of E-auction	28.10.2026 – 2.00 PM to 6.00 PM
Reserve price	₹1,00,80,667.00/- (Rupees One Crores Eighty Thousand Six Hundred Sixty Seven only)
EMD	₹10,08,067.00/- (Rupees Ten Lacs Eight Thousand Sixty Seven only)
Bid Increase Amount	₹10,000/- (Rupees Ten thousand only)
Status of possession	Physical Possession
Property Inspection date & Time	27-10-2026, 10 a.m – 5 p.m

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal <https://baanknet.com>. Prospective bidders may contact the authorized officer on Tel No: 0484-2315334, Mobile No. 9446899886.

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Chief Manager & Authorized Officer.



Date: 25.09.2026
Place: Ernakulam

IFSC Code: BARB 0 KOCHBS & SWIFT Code: BARBINBBERN

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