

Asset Recovery Monitoring Branch Thiruvananthapuram -695026
Email: cs8326@pnb.bank.in

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 PROVISIO 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 Borrower(s), Mortgagor(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the secured creditors, the constructive possession of which has been taken by the Authorized officer of Punjab National Bank, secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **07.07.2026** for recovery of amount, as mentioned below due to Punjab National Bank secured creditors from below Named Borrower(s), Mortgagor(s) and Guarantor(s).

Borrower / Mortgagor:

M/s Tyre Plaza, Prop.Mr. Shaji P S Puthenpurackal, Pandiyammavu, Melukavu P O, Kottayam - 686652	Mr Shaji P S, Prop : M/s. Tyre Plaza, Puthenpurackal, Pandiyammavu, Melukavu P O, Kottayam - 686652	Mrs. Shylaja Sivan (Guarantor), Anchaparayil House, Thodupuzha Vengalloor PO, Idukki 685584
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Name of Borrower*Guarantor	Name of owner(s) Mortgagors of Properties	Description of Mortgaged Properties	Details of Encumbrances known to the secured creditor	Date of Notice under Section 13(2) of SARFAE SI ACT	Date of Notice under Section 13(4) of SARFAE SI ACT	Reserve Price (in Lakhs)	EMD (in Lakhs)
M/s. Tyre Plaza, Prop.Mr. Shaji P S Puthenpurackal, Pandiyammavu, Melukavu P O, Kottayam - 686652	Mr. Shaji P S	EM of all those part and parcel of 6.27 Ares of land and bldg. which is comprised in Re.Sy.No. 30/1/29 in Block No 54 of Melukavu Village, Meenachil Taluk, Kottayam District in the name of Mr. Shaji PS Boundaries North : Private Road South : Property of Mathew Vattakanayil East : Property of Samuel Pallithazhe West : Property of Jacob Naduledathu	No Encumbrance to the best of knowledge of Authorised Officer	11/09/2023	14/11/2023	Rs.52.61 lakhs	Rs.5.261 lakhs
2. Mr Shaji P S, Prop : M/s. Tyre Plaza, Puthenpurackal, Pandiyammavu, Melukavu P O, Kottayam - 686652							
3. Mrs. Shylaja Sivan (Guarantor), Anchaparayil House, Thodupuzha Vengalloor PO, Idukki 685584							

Last Date for Depositing EMD

06.07.2026

Inspection of Property with Prior Appointment with Authorized Officer

05.07.2026

Date of e auction and Time of E auction

Date 07.07.2026
From 11.00 AM to 05.00 PM

BID MULTIPLIER (Minimum incremental Bid Value)

Rs 10000.00 (Ten thousand only)



TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest Enforcement Regulations, 2002 to the following further conditions.
The auction sale will be "online through e-auction" portal <https://www.Baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://Baanknet.com>) using their mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is completed, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan made available on the portal. The registration, verification of e-KYC, transfer of EMD in wallet and completion of the process must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan made available on the bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://Baanknet.com>) for e-Auction will be provided by e Auction service provider, Baanknet Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Junction, East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.Baanknet@baanknet.com). Intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction portal website <https://Baanknet.com>. This Service Provider will also provide online demonstration on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following web page portal.
(i) <https://Baanknet.com>
(ii) www.pnbindia.in
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of auction, Help Manual on operational part of e-Auction related to this e-Auction process (<https://Baanknet.com>).
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the current bid and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be given to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes, the highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & Conditions of auction, Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact the representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on Baanknet portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by the service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount, on the same day or not later than the next working day and the remaining amount shall be paid on the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank in favour of "The Authorized Officer, Punjab National Bank, E-Auction Account, 8326003170000000, Thiruvananthapuram. In case of failure to deposit the amounts as above within the stipulated time, the bid by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to dispose the sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the sale proceeds.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under the Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of the bid amount/full deposit of BID amount.
15. Authorised Officer reserves the right to accept any or reject all bids, if not found suitable, to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount & TDS.
17. of the act
18. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "AS IS WHAT IS BASIS".
19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the knowledge of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
... ਸੇਵਾਵਾਂ ਦਾ ਸਰੋਤ ...



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It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

1. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://Baanknet.com> & www.pnbindia.in.

Date: 10.06.2026

Place: Thiruvananthapuram

ਕੁੱਤੇ ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
For PUNJAB NATIONAL BANK

ਅਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ/AUTHORISED OFFICER
ਆਸਤਿ ਵਸੂਲੀ ਪ੍ਰਬੰਧਨ ਸ਼ਾਖਾ, ਤਿਰੂਵਨੰਤਪੁਰਮ
ARMB, THIRUVANANTHAPURAM

Authorized Officer
Punjab National Bank
Secured Creditor

