



Asset Recovery Management Branch, Vaishnavi Tower, bypass Road, Kumarichanta,
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 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), 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 **17.07.2026** 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 Aadhil Enterprises
Prop: Muhammed Rafi
VMC 6/532, Near Vijaya Dental
Clinic,
Maithanam,
Varkala-695141

Sri. Prop: Muhammed Rafi
MRS Manzil
Cherukunnam,
Varkala-695141

Guarantors Mortgagor:

Sri. Prop: Muhammed Rafi
MRS Manzil
Cherukunnam,
Varkala-695141

Mr Rajagopal K (Guarantor)
S/o Kuttan Pillai
22/79
Pandavapurathu Vilayil Veedu
Near GLPGS
Chilakoor Varkala-695141

Mr Sabeen (Guarantor)
S/o K Sugunan
Sumangalam,
Kappil,
Edava
Varkala-695311

S I n o	Name of Borrower *Guarantor BO: Varkala	Name of owner(s) Mortgagors of Properties	Description of Mortgaged Properties	Details of Encumbra nces 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)	EMI (in Lakhs)
	AC No 750000870000013							
1	M/s Aadhil Enterprises Prop: Muhammed Rafi VMC 6/532, Near Vijaya Dental Clinic Maithanam, Varkala-695141 Sri. Prop: Muhammed Rafi MRS Manzil Cherukunnam, Varkala-695141 Mr Rajagopal K (Guarantor) S/o Kuttan Pillai 22/79 Pandavapurathu Vilayil Veedu Near GLPGS Chilakoor Varkala-695141 Mr Sabeen (Guarantor) S/o K Sugunan Sumangalam, Kappil Edava Varkala-695311	Sri. Muhammed Rafi VMC 6/532, Near r Vijaya Dental Clinic, Maithanam Varkala-695141	Property 1 1) EM of all those part and parcen of 1.62 ares (4.00 cents) of land and residential building which comprised in Re Sy No.27/1 in block No.209 of Varkala Village, Varkala taluk, Thiruvananthapuram district in the name of Mr. Muhammed Rafi. Boundaries North : Properties of Anzar and pathway South: Property of Shreeja East : Properties of Laila Beegum West: Property of Shreeja (Formerly Juberia)	No Encumbra nce to the best of knowledge of Authorised Officer	22.08.2023	19.12.2023	13.84 lakhs	A) Rs 1.38 lakhs
2			Property 2 2) EM of all those part and parcel if 2.6+0 ares (6.42 cents) of land which comprised in Re				5.77 lakhs	B) Rs. 0.57 lakhs

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Sy No.27 in block
no.209 of Varkala
village, Varkala taluk
and Thiruvananthapuram
district in the name of
Mr.Muhammed Rafi.

Boundaries

North : Properties of
Suseelan
South: Property of
Muhammed Rafi
East : Properties of
Muhammed Haneefa
West: Property of
Sheeja

Last Date for Depositing EMD	16.07.2026
Inspection of Property with Prior Appointment with Authorized Officer	15.07.2026
Date of e auction and Time of E auction	Date 17.07.2026 From 11.00 AM to 05.00 PM
BID MULTIPLIER (Minimum incremental Bid Value)	Rs 10,000.00 (Ten Thousand only)

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://www.Baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://Baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://Baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala And Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.Baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://Baanknet.com> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal:
(i) <https://Baanknet.com>
(ii) www.pnbindia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://Baanknet.com>).
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help