

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 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 **04.08.2026** 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. LORVIN INDUSTRIES LTD, 5th Floor, Lakshmi Complex, APMC Road, Sadashiva Nagar, Belgum - 590 001 9449833712 Borrower/Mortgagor:	M/S. LORVIN INDUSTRIES LTD, 174/1, 1s Floor, 1st Main Road, Seshadripuram, Bangalore - 560 020. Borrower/Mortgagor	Sh. Manoj Paul Parackal House Angady Changanassrey PO 686101
Sh. Jithin Suresh, (So Late KS Suresh Kumar Managing director of M/s Lorvin Industries) TC 7/1818-2C 18, Souparnika Sree chitra Nagar, SK Hospital, Pangode, Thirumala P.O, Trivandrum - 695 006 9633755959	Mr. YESHANT KHANDERI (Director) S/o Phaniyappakhanderi, Flat No.412, Shivaprakrithi Apartments, Thalakaveri Lay out, AmruthaHalli, Bangalore - 560 092	Mr. RS Muthalik (Director) Shrimatha 1806/13B Kelkarbaug, Belgaum Karnataka 590002
Smt. Padmaja (W/o Late KS Suresh Kumar Managing director of M/s Lorvin Industries) TC 7/1818-2C 18, Souparnika Sree chitra Nagar, S K Hospital, Pangode, Thirumala P.O, Trivandrum - 695 006	Smt. Chaitra Suresh (D/o Late KS Suresh Kumar Managing director of M/s Lorvin Industries) TC 7/1818-2C 18, Souparnika Sree chitra Nagar, SK Hospital, Pangode, Thirumala P.O, Trivandrum - 695 006 9633755959	M/S. LORVIN INDUSTRIES LTD, 26/27 Raheja Towers 10 th floor West wing MG Road, Bangalore – Karnataka 560001

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S l n o	Name of Borrower/*Guarantor	Name of Borrower Mortgagors of Properties	Description of Mortgaged Properties	Detail s of Encu mbran ces known to the secure d credit or	Date of Notice under Section 13(2) of SARFAESI ACT	Date of Notice under Section 13(4) of SARFA ESI ACT	Reserve Price (in Lakhs)	EMD (in Lakhs)
	Medical college 362400IC00000056							
1	M/s. LORVIN INDUSTRIES LTD, 5th Floor, Lakshmi Complex, APMC Road, Sadashiva Nagar, Belguam - 590 001 9449833712	M/s. LORVIN INDUSTRIES LTD, 5th Floor, Lakshmi Complex, APMC Road, Sadashiva Nagar, Belguam - 590 001 9449833712	All the part and parcel of residential /commercial building NO XXI/62 and land measuring 34 cents at Re SY NO 335/9 & 10, Thirurangadi village malappuram District Kerala	Not known to our knowledge	24.07.2015	16.03.2016	Rs.421.00 lac	Rs.42.10 lac
2	M/S. LORVIN INDUSTRIES LTD, 174/1, 1s Floor, 1st Main Road, Seshadripuram, Bangalore - 560 020.	Borrower/Mortgagor :	Boundries- North - (North East) PWD Road Possession of Gandharan's heirs					
3	Mr. YESHANT KHANDERI (Director) S/o Phaniyappakhanderi, Flat No.412, Shivaprakrithi Apartments, Thalakaveri Lay out, AmruthaHalli, Bangalore - 560 092	M/S. LORVIN INDUSTRIES LTD, 174/1, 1s Floor, 1st Main Road, Seshadripuram, Bangalore - 560 020. Borrower/Mortgagor	South (West East) - Santhakumari, Taj Convension Centre Premises.					
4	Mr. RS Muthalik (Director) Shrimatha 1806/13B Kelkarbaug, Belgaum Karnataka 590002		East (North South)- Ghandaran's heirs, Taj Convension Centre Premises.					
5	Smt. Padmaja (W/o Late KS Suresh Kumar Managing director of M/s Lorvin Industries) TC 7/1818-2C 18, Soupamika Sree chitra Nagar, S K Hospital, Pangode, Thirumala P.O, Trivandrum - 695 006		West- Santhakumari					
6	Smt. Chaitra Suresh (D/o Late KS Suresh Kumar Managing director of M/s Lorvin Industries) TC 7/1818-2C 18, Soupamika Sree chitra Nagar, SK Hospital, Pangode, Thirumala P.O, Trivandrum - 695 006 9633755959							
7	Sh. Manoj Paul Parackal House Angady Changanassrey PO 686101							
8	M/S. LORVIN INDUSTRIES LTD, 26/27 Raheja Towers 10 th							

Last Date f
Inspection o
Date of e au

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floor West wing MG Road, Bangalore – Karnataka 560001							
Last Date for Depositing EMD				03.08.2026			
Inspection of Property with Prior Appointment with Authorized Officer				02.08.2026			
Date of e auction and Time of E auction				Date 04.08.2026 From 11.00 AM to 05.00 PM			
BID MULTIPLIER (Minimum incremental Bid Value)				Rs 1000000.00(Ten lakh 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 East. 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.

Last Date
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Date of e au

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