पंजाब नैशनल बैंक
punjab national bank
...the name you can BANK upon!

ARMB Ernakulam (D NO: 4459) email – cs4459@pnb.bank.in
1st Floor, PNB House, No: 40/1461, Market Road Ernakulam- 682011

07.11.2026

Mr.Shajan V C S/o Vazhakottil Chakunni Vazhakottil House Wadakkanchery Village Panagattukara Desom,Talapilly Taluk,Thrissur-680582	Mrs.Rekha Shajan (Prop:M/s Sana Bake House) W/o Shajan, Vazhakottil House, Wadakkanchery Village, Panagattukara Desom,Talapilly Taluk,Thrissur-680582	M/s Sana Bake House Valappaya Road, Mulamkunnathukavu P O, Thrissur-680582

Dear Sir,

Sub: Sale of Secured Assets charged to the banks under the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

With reference to the above subject, you are hereby called upon to pay the outstanding dues amounting to **Rs. 61,33,029.81 (Rupees Sixty One lakhs Thirty Three thousand and twenty nine and eighty one paise only)** as on **31.10.2026** with further interest, Cost and charges as applicable from **01.09.2026** within **15** days from the date of receipt of this notice and get release of the aforesaid assets from the Bank failing which the secured assets will be auctioned on **18.12.2026**,the copy of which is enclosed for your information.

Thanking you,

Yours faithfully,

ARMB ERNAKULAM PUNJAB NATIONAL BANK

AUTHORISED OFFICER
PUNJAB NATIONAL BANK

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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 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 **18.12.2026** 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:

Sri.Shajan V C S/o Vazhakottil Chakunni Vazhakottil House,Wadakkanchery Village Panagattukara Desom,Talapilly Taluk Thrissur-680582	Mrs.Rekha Shajan Prop:M/s Sana Bake House W/o Shajan,Vazhakottil House, Wadakkanchery Village,Panagattukara Desom,Talapilly Taluk,Thrissur-680582.	M/s Sana Bake House Valappaya Road, Mulamkunnathukavu P O, Thrissur-680582

Guarantors/Mortgagor:

Sri.Shajan V C S/o Vazhakottil Chakunni,Vazhakottil House,Wadakkanchery Village Panagattukara Desom,Talapilly Taluk,Thrissur-680582

Sl no	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 SARFAESI ACT	Date of Notice under Section 13(4) of SARFAESI ACT	Reserve Price	EMD
1	**Sri.Shajan V C & Mrs.Rekha Shajan, residing at Vazhakottil House Wadakkanchery Village,Panagattukara Desom Talapilly Taluk,Thrissur-680582** **M/s Sana Bake House, Valappaya Road, Mulamkunnathukavu P O,Thrissur-680582**	**Sri.Shajan V C S/o Vazhakottil Chakunni Vazhakottil House,Wadakkanchery Village, Panagattukara Desom,Talapilly Taluk, Thrissur-680582**	**All that piece and parcel of land (1) measuring 2 cents(0.0081 Hr) with house building thereon comprised in survey no.647/1 of Thekkumkara Village, Talapilly Taluk, Thrissur District in the name of Sri Shajan, S/o Vazhakottil Chakunni & (2). 3Cents (0.0121 Hr) with building thereon comprised in Survey No.648/1 Thekkumkara Village, Talapilly Taluk, Thrissur District in the name of Sri Shajan, S/o Vazhakottil Chakunni.** **Boundaries: Item1- Survey No-647/1North:Pathumma kudiyiruppu;South:Property of Thankappan;East:Vazhani canal bund Road;West: Estate.** **Item-2- Survey No-648/1 North:Kalathingal muhammed Kudiyiruppu;South: Kalathingal Muhammed Kudiyiruppu;East:Canal Road;West: Rubber Estate**	**Attatchment: Court/Revenue order for Rs 2,26,730/- dtd 05.08.2015 Pet.M/sGreen land Hire Purchase,Ist Floor Regency Centre,Thrissur District Court OP354/15,IA2691/15**	**24.08.2022**	**11.01.2023**	**27,00,000/-**	**2,70,000/-**

Total : **Rs.27,00,000/-(Rupees Twenty seven lakhs Only)**	
Last Date for Depositing EMD	Before 4PM on 17.12.2026
Inspection of Property with Prior Appointment with Authorized Officer	16.12.2026
Date of e auction and Time of E auction	Date 18.12.2026 From 12.00 PM to 02.00 PM
BID MULTIPLIER (Minimum incremental Bid Value)	Rs 10,000.00 (Ten Thousand only)

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TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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
2. 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.
3. 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.
4. 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.
5. 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
6. 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).
7. Bidder's e-Wallet should have sufficient balance (>=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 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.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help 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 authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred 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 deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, E-Auction Account,Payable at Ernakulam. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or 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 as per the provisions of the act.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. 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.

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20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. 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.
22. 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.
23. 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.

QR code of the property

Date: 07.11.2026
Place:Ernakulam

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Authorized Officer
Punjab National Bank
Secured Creditor