

Asset Recovery Management Branch Thiruvananthapuram
Blue bell square, Bypass Road, Kumarichantha, Ambalathara pin 695026
email id: cs8326@pnb.bank.in

**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 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 **03.11.2026** 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 Nippon Agencies Propreitor Mrs Dani F Hospital Junction, Neyyatinkara Trivandrum-695121	Mrs Dani F Nippon Cottage Thozhukkal, Neyyatinkara P.O Trivandrum-695121	Mr. Wilfred Jose (Guarantor) Nippon Cottage Thozhukkal, Neyyatinkara P.O Trivandrum-695121
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Sl no	Name of Borrower/*Guarantor BO:- MG Road, Trivandrum Ac/No 0612250006248 0612300018416	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 SARFAES I ACT	Date of Notice under Section 13(4) of SARFAES I ACT	Reserve Price (in Lakhs)	EMD (in Lakhs)
1	Mrs Nippon Agencies Propreitor Mrs Dani F Hospital Junction, Neyyatinkara Trivandrum-695121	Mrs Dani F Nippon Cottage Thozhukkal, Neyyatinkara P.O Trivandrum-695121	EM of all that part and parcel of property consisting of 12 ares 14 sqm (30 cents) residential plot in Re Sy No 368/1-3 of Maranalloor Village, Neyyattinkara Taluk Trivandrum District owned in the name of Mrs. F Dani.	Not known to the best of knowledge of authorised officer	19.06.2019	29.08.2019	60.75	6.75
2	Mrs Dani F Nippon Cottage Thozhukkal, Neyyatinkara P.O Trivandrum-695121							
3	Mr. Wilfred Jose (Guarantor) Nippon Cottage Thozhukkal, Neyyatinkara P.O Trivandrum-695121		<u>Boundaries:</u> North: Property of Sasi South: Property of Gracy East : Kattakada-Neyyattinkara Public Road West: Property of Wilfred Jose					
Last Date for Depositing EMD					02.11.2026			
Inspection of Property with Prior Appointment with Authorized Officer					01.11.2026			

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Date of e auction and Time of E auction	Date 03.11.2026 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 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.
- 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.
- 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 Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.
- 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).
- The secured asset will not be sold below the reserve price.
- 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, 832600317118A, Payable at Trivandrum. 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.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section