

Circle Office , SAM

Vaishnavi Towers, Kumarichantha, Ambalathara P O, Thiruvananthapuram – 695026
Phone no - 0471 2960608 E mail: cotvmrecovery@pnb.co.in

CO SAM /e-AUCTION/2026-2027

22-10-2026

To

Shri. Arunlal Surendran
Achinackal House
Udayanapuram Post
Vaikom
Kottayam
Pin 686143

Shri. Surendran D
S/o Shri. Damodharan
Achinackal House
Udayanapuram Post
Vaikom
Kottayam
Pin 686143

A/C No; 749800NC00000708 – Mr. Arunlal Surendran; BO ; Vaikom

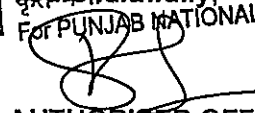
Sir/Madam

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. 15,11,030.32/- (Rupees Fifteen Lakh Eleven Thousand and Thirty Paise Thirty Two Only)** as on **30.09.2026** with further interest, cost and charges as applicable from **01.10.2026** 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 **26-11-2026** the copy of which is enclosed for your information.

Thanking you,

Yours faithfully,
For PUNJAB NATIONAL BANK


AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDIT OFFICER
CIRCLE OFFICE, THIRUVANANTHAPURAM





Copy to BO ; - Vaikom (749800)

22/10/2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

L o t N o	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A. Dt. Of Demand Notice u/s13(2) of SARFESIACT 2002 B. Outstanding Amount C. Possession Date u/s13(4) of SARFESIACT2002 D. Nature of Possession Symbolic/Physical/ Constructive	A. Reserve Price (Rs.in Lacs) B. EMD C. Bid increase Amount
	Name of the Account			
	Name &addresses of the Borrower/Guarantors Account			
1	BO: Vaikom	EM of all those pieces and parcel of land and building having an extent of 08.00 Ares 90 Sq.Mts which is comprised in Sy.No.25/16 and 03 Ares 64 Sq.Mts comprised in Sy.No.25/14 and 0.81 Sq.Mts comprised in Sy.No.25/3-2(Total Extent 13.35 Ares)of Vadakkemuri Village, Vaikom Taluk, Kottayam District in the name of Mr. Surendran.	A-15-07-2023 B- Rs .15,11,030.32/- as on 30-09-2026 (Plus interest from 01-10-2026 onwards and charges) C- 18-09-2023 D- Symbolic	A) Rs 21.29 Lakhs B) Rs. 2.13 Lakhs C) Rs.0.10 Lakhs
	Ac No: 749800NC00000708 Mr. Arunlal Surendran, Shri. Arunlal Surendran Achinackal House Udayanapuram Post Vaikom Kottayam Pin 686143			
2	Shri. Surendran D S/o Shri. Damodharan Achinackal House Udayanapuram Post Vaikom Kottayam Pin 686143	Boundaries: North : Property of Thankamma Karthikeyan, Parathara Laksham Veedu South: Property Vijayan Thottachira & Canal Road East : Properties of Beena Manjanattu, Yasodha, Anchinackal West : Property of Vijayan Thottachira & Own Property		
Date/Time of E-Auction – 26-11-2026 ; 11:00 AM to 05:00 PM				
Details of the encumbrances known to the secured creditors – Not known to us				



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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.

1. The auction sale will be “online through e-auction” portal <https://baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by at least one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://baanknet.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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 PSB alliance Pvt Ltd, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (Contact Phone 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>).
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
 - (1) <https://baanknet.com>
 - (2) 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 <https://baanknet.com>.
7. Bidder’s Global 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 last bid quoted and the minimum increase in the bid amount must be higher bid of the bidders. Ten 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 ten 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 may contact authorized representative of our e-Auction Service Provider <https://baanknet.com>. Details of which are available on the e-Auction 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/ NEFT/RTGS Account no: **749800317118A**, IFSC: PUNB0392200/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of “The Authorized Officer, Punjab National Bank, A/c: **Sh. Arunlal Surendran**. 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.



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