

Place : Pune
Date : 19/12/2018

Authorized Officer
Vidya Sahakari Bank Ltd., Pune



Registered Office : 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001
Phones : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com

BRANCH ADDRESS :- 5th Floor, Shreerang House., JM Road, Near Pashankar Auto, Shivaji Nagar,
Pune-411005, Tel- 020-25534960, Email: pune@pnbhousing.com Website:- www.pnbhousing.com

PUBLIC NOTICE-E-AUCTION CUM SALE OF IMMOVABLE PROPERTIES (IES)

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES AS PER PROVISO TO RULE 8 (6) AND APPENDIX- IV-A
(Under Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002) Amended as on Date

The notice is hereby given to the public in general that PNB Housing Finance Company Ltd. ("PNBHFL") is a Housing Finance Company (HFC) registered under Companies Act 1956, also with the National Housing Bank U/s 29-A of National Housing Bank Act 1987 and promoted by Punjab National Bank. Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) (date of receipt of the said notice/s).

The borrower/s having failed to repay the amount, notice is hereby given to the Borrower(s) & Guarantor(s) that the Authorized Officer of PNBHFL has taken physical/constructive possession of the immovable properties mortgaged/charged to the secured creditor described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 and 9 of the said Rules on the dates mentioned against each account.

Offers are invited by the undersigned in e-Public/Auction (Bid form has to be submitted to AO in sealed cover) by the secured Creditor to sell the mortgaged/charged immovable properties "AS IS WHERE IS, AS IS WHAT IS AND WHATSOEVER THERE IS BASIS" as per the brief particulars given hereunder. These properties had been offered as security with respect to the Loan Accounts of the Borrower(s) maintained with PNBHFL. These properties are to be sold for recovery of the outstanding dues against the Loan Account(s) as mentioned herein below:-

S. No.	Loan Account No. (A)	Name of the Borrower/Co-Borrower Guarantor(s) (B)	Demand Amount & Date (C)	Nature of Possession (D)	Description of the Properties Mortgaged (E)	Reserve Price (F)	EMD (10% of RP) (G)	Inspection Date & Time (H)	Date of Auction & Time (I)	Known Encumbrances, if any, (J)
1.	0015 6660003288 B.O.: PUNE	Mr. Kate Amil Baban, New Bhaghrath Pharma, Rajashree Amil Kate	Rs. 37,54,081.34 (Rupees Three Crore Seventy Two Lakh Fifty Four Thousand Eighty One Hundred Thirty Four Paise Only) as on 16-10-2017	Physical	Flat No.-1101, Tower No. 26, Lodha Belmondo, Dehu Road, Pune- 411005, (Area 5262 sq.ft./6 BHK)	Rs. 2,55,15,000/- (Rupees Two Crore Fifty Five Lakh Fifteen Thousand Only)	Rs. 25,51,500/- (Rupees Twenty Five Lakh Fifty One Thousand Five Hundred Only)	15.01.2019 at 12.00 P.M.	22-01-2019 at 12.30 P.M. to 02.30 P.M.	N.A
2.	HOU/PUN/ 0916/20423 B.O.: PUNE	Mr. Krishna Magnathrao Yamekar I Swali Ravil Nehulkar	Rs. 34,91,019.76 (Rupees Thirty Four Lakh Ninety One Thousand Ten Hundred Seventy Six Paise Only) as on 15-10-2018	Physical	401, 4th Floor, Single Building, 9 Green, 9 Green A1 Survey No. 65, Handewadi Road Near Salav Nagar, Hadapsar-411028 (Area 690 sq.ft./1 BHK)	Rs. 24,05,700/- (Rupees Twenty Four Lakh Five Thousand Seven Hundred Only)	Rs. 2,40,570/- (Rupees Two Lakh Four Thousand Five Hundred And Seventy Only)	15.01.2019 at 12.00 P.M.	22-01-2019 at 12.30 P.M. to 02.30 P.M.	N.A
3.	NHL/PUN/ 0515/226559 B.O.: PUNE	Mr./Ms. Mahesh Sharatchandra Belvalkar, Mohini Mahesh Belvalkar, SBP Farms	Rs. 2,92,83,820.87 (Rupees Two Crore Ninety Two Lakh Eighty Three Thousand Eighty Hundred Twenty Paise Eighty Seven Only) as on 18-10-2017	Physical	Offices No.5, 6, 7, 8, On Upper Ground, S. No. 282, Hissa No. 3/2/1, Wing B, Shree Saileela Residency, Porwal Road, Lohegaon, Pune-411032 Shop No. 5, 6, 7, 8, on Ground, Upper Ground, S. No. 282, Hissa No. 3/2/1, Wing B, Yasharaj Project, Shree Sai Leela Residency, Porwal Road, Lohegaon, Pune-411032 (Area 1430 Sq.ft./8 Shops)	Rs. 1,11,64,854/- (Rupees One Crore Eleven Lakh Sixty Four Thousand Eight Hundred and Fifty Four Only)	Rs. 11,16,485/- (Rupees Eleven Lakh Sixteen Thousand Four Hundred & Eighty Five Only)	15.01.2019 at 12.00 P.M.	22-01-2019 at 12.30 P.M. to 02.30 P.M.	N.A

WHEREAS the Authorized Officer of the Secured Creditor (PNBHFL) has decided to dispose off the said properties, this notice of sale is published today that the properties detailed above will be sold on the above prescribed date, time and place. The concerned Borrowers/Mortgagors in particular and the public in general is hereby cautioned and restrained not to deal with the Secured Assets in any manner in terms of Section 13(13) of the said Act and any dealing with the property(ies) will be subject to the charge of secured creditor against the Loan Account as mentioned above. The concerned Borrower/mortgagors are given last opportunity to foreclose the respective Loan Accounts in full, with all interest and charges accrued therein, till one working day prior to the date of auction, failing which these properties will be sold as per above-mentioned schedule. The demand notice was issued to all above mentioned Borrower/Co-Borrower and Guarantors mentioned in column 'B' along with total dues/SECURED DEBTS as on demand notice date as mentioned in Column 'C' together with further interest, cost and charges thereon at the applicable rate, incidental expenses, costs, charges incurred/ to be incurred thereafter till its realization.

The particulars in respect of the immovable secured properties specified herein above have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderers/Offerers/Prospective Bidders/Purchasers are therefore requested, in their own interest, to satisfy themselves with regard to the above and other relevant details pertaining to the above mentioned properties before submitting their bids.

TERMS & CONDITIONS OF PUBLIC AUCTION:-

1. Sale is strictly subject to the terms and conditions mentioned hereunder as also the terms and conditions mentioned in the offer/tender document to be submitted by the intending bidders.
2. The properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATSOEVER THERE IS BASIS" including known encumbrances, if any. The properties under auction can be inspected on the date and time specified herein above. The "M/s Magicbricks Realty Services Limited is our supporting partner for arranging e-auctions only. For queries with respect to registration on magicbricks portal/placing live bid, you have to co-ordinate with our marketing agent/Service Provider on phone no-9212346500, having Registered Office at 10, Darya Gani, New Delhi-110002 and main office at Times Center (Digital Content Production Facility), FC - 6, (Third Floor), Sector 16 A, Film City, Noida - 201 301 - (U.P.), www.auctions.magicbricks.com. However, if Magicbricks call center team is unable to answer/ is not sure about any question raised by a User, Magicbricks will connect or forward the same query to PNB HFL Officials. Further, queries or clarification with respect to bid application form, submission of earnest money deposit (EMD), kindly contact Authorized Officer of PNB Housing Finance Limited (contact details mentioned in clause 4). The Auction can be conducted at branch level as well, in case, there would be any technical glitch or error in conducting a auction.
3. We have also engaged M/s Invent On Solutions Private Limited (Samir Sanpatt Contact Number: 8422861360) and also other local marketing Agency/service providers for doing marketing or searching the prospective bidders/purchasers which will also assist us in conclusion of auction process as per the provision of Sarfaesi Act.
4. The Tenderers/Offerers/Prospective Bidders/Purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (G) by way of demand draft or pay order or RTGS OR NEFT from a nationalized scheduled bank/favoring PNB Housing Finance Limited payable at Pune in sealed envelope mentioning "Offer for Purchase of Property(ies)" so as to reach with our authorized officer Mr. Iqbal Alam (Mobile No. 9958195453) & Mr. Nilesh Wadekar - 7755936317, at PNB Housing Finance, 5th Floor, Shreerang House., JM Road, Near Pashankar Auto, Shivaji Nagar, Pune-411005, on or before the last date for submission of bids i.e. 21/01/2019 before 5:30 P.M. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
5. Offers that are not duly filled up or offers not accompanied by the EMD or Offers received after the above date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. The EMD shall not carry any interest.
6. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department (or Form 6D) AND his/her identity proof and the proof of residence such as copy of the Aadhar card, Passport, Election Commission Card, Ration Card, Driving license etc.
7. In no eventuality the properties would be sold below the reserve price (RP). This is made clear that Bid Incremental amount shall not be less than multiple of Rs.50,000/-.
8. Properties shall be sold to the highest bidder/offeree, subject to acceptance of the bid by the secured creditor/Auction sale committee of PNB Housing Finance Limited. The online/inter-se bidding for above property will take place on schedule date and time as mentioned above schedule in Column "I" on the website of our service provider/marketing agency "M/s Magicbricks Realty Services Limited". However, the undersigned has the discretion to accept or reject any offer / tender without assigning reason.
9. All dues and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including all overdue in respect of the said properties shall be paid by the successful bidder(s)/purchaser.
10. The successful bidder/purchaser shall have to pay 25% of the sale amount (inclusive of EMD) immediately upon acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the EMD will be forfeited.
11. The Balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the secured creditor as per Rule-9 of the Security Interest (Enforcement) Rule 2002. In the event of the Default, in payment of the balance 75% of the sale price or any part thereof within the prescribed period, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting Purchaser shall forfeit all claims to the properties or to any part of the sum already paid towards the purchase thereof.
12. The immovable properties described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
13. In case final bid amount/ sale consideration of assets under is Rs. 50,00 lakhs or above, the successful bidder shall deduct and remit TDS @1% of bid amount from the sale consideration by giving PAN number of borrower as deductee which can be obtained from authorized officer/bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time. Hence, the successful bidder is bound to deposit TDS @ 1% on purchase of repossessed asset on the PAN of the borrower as per Section (194-IA) of the Income Tax Act 1961.
14. In such cases, sale consideration of asset under auction is Rs. 50,00 lakh or above the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a sale certificate for the subject property as per formal prescribed under SARFAESI Act & Rules 2002 only upon receipt of Chalan-cum-statement in form No. 260B having remitted the TDS. The certificate for TDS in form 16B to be submitted to the bank subsequently.
15. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate issued in formal prescribed under SARFAESI Act & Rules 2002 for the above referred properties shall be borne by the successful bidder/purchaser. The sale certificate has to be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the secured creditor mentioning the reason of delaying the registration.
16. The Authorized officer is not bound to accept the highest offer or any or all offers and PNB Housing Finance Limited, as secured creditor, reserves its right to reject any or all bids (without assigning any reasons. In case, the bids are rejected, Authorized officer can negotiate with any of the tendered or intending bidders or other parties for sale of the properties by private treaty. Sale is subject to confirmation by the Secured Creditor/Auction sale committee of PNB Housing Finance Limited and as per amended Security Interest (Enforcement) Rule 2002.
17. No persons other than the intending bidder/offeree themselves, or their duly Authorized representative shall be allowed to participate in the auction / sale proceedings. However, the sale certificate shall be registered in favour of purchaser only in whose name bid application form has been submitted.
18. The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion & can also avail the services of marketing Agent or service Provider in selling the said repossessed mortgaged properties against their professional fee which will be recovered from the borrower.
19. In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower/co-borrower till one working day prior to the date of Auction then the properties will be sold and all the bids received from the prospective bidders shall be returned to them without any liability/claim against PNB Housing Finance Limited.
20. This publication is also a notice of 15 days to borrowers/mortgagor/Guarantor(s) the assistance about holding of sale on above mentioned date if dues are not repaid in full.
21. Tenders documents may be collected from local branch of PNB Housing Finance Limited as mentioned above or can be downloaded from the Web portal : www.auctions.magicbricks.com. The interested bidder(s) are required to register themselves with the portal and obtain login ID and Password well in advance which is mandatory for e-bidding from Magicbricks Realty Services Limited the training facility is also available on the Magicbricks Realty Services Limited Portal. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.pnbhousing.com.
22. The borrower/mortgagor are also hereby informed that they must take delivery of their personal house hold belongings/articles lying inside the said mortgaged properties under the custody of PNB Housing Finance Limited, if any within 15 days from the date of publication, with prior intimation to PNB Housing Finance Limited, failing which the PNB Housing Finance Limited shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/mortgagor.
23. Special Instructions : Bidding in the last movement should be avoided in the bidders own interest as neither the PNB HFL nor service provider will be responsible for any lapse/failure (Internet/ power failure etc.) in order to ward of such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully. The auction sale will automatically get closed at the expiry time frame of auction sale as mentioned in Column No.-I. The Authorized Officer can exercise its discretion to extend the auction sale by 15 minutes.



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Phones : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com

BRANCH ADDRESS :- 5th Floor, Shreerang House, JM Road, Near Pashankar Auto, Shivaji Nagar, Pune-411005, Tel-020-25534960, Email: pune@pnbhousing.com Website:- www.pnbhousing.com

PUBLIC NOTICE-E-AUCTION CUM SALE OF IMMOVABLE PROPERTIES (IES)

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES AS PER PROVISO TO RULE 6 (B) AND APPENDIX- IV-A (Under Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002) Amended as on Date

The notice is hereby given to the public in general that PNB Housing Finance Company Ltd. ("PNBHFL") is a Housing Finance Company (HFC) registered under Companies Act 1956, also with the National Housing Bank U/s 29 A of National Housing Bank Act 1987 and promoted by Punjab National Bank. Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Limited under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within (05) days from the date of notice(s) / date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the Borrower(s) & Guarantor(s) that the Authorized Officer of PNBHFL has taken physical/constructive possession of the immovable properties mortgaged/charged to the secured creditor described hereinbelow in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 6 and 9 of the said Rules on the dates mentioned against each account.

Offers invited by the undersigned in a Public Auction (Bid form has to be submitted to AD in sealed cover) by the secured creditor to sell the mortgaged/charged immovable properties.

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the brief particulars given hereunder. These properties had been offered as security with respect to the Loan Accounts of the Borrower(s) maintained with PNBHFL. These properties are to be sold for recovery of the outstanding dues against the Loan Account(s) as mentioned herein below.

S. No.	Loan Account No.	Name of the Borrower/Co-Borrower Guarantor(s)	Demand Amount & Date	Nature of Possession	Description of the Properties Mortgaged	Reserve Price (RP)	EMD (10% of RP)	Inspection Date & Time	Date of Auction & Time	Known Encumbrances, if any
1.	0015 666003283 B.O.: PUNE	Mr. Kate Amit Baban, Dev Bhaghat Phirma, Shivashree Anit Kate	Rs. 3,72,54,081.34 (Rupees Three Core Seventy Two Lakhs Fifty Four Paise Only) as on 15-10-2017	Physical	Flat No-1101, Tower No. 26, Loha Belmondo, Dehu Road, Pune-411005, (Area 5252sq. ft. 14 BHK)	Rs. 2,55,15,000/- (Rupees Two Core Fifty Five Lakhs Fifteen Thousand Only)	Rs. 25,51,500/- (Rupees Two Lakh Fifty One Thousand Five Hundred Only)	15.01.2019 at 12.00 PM	22-01-2019 at 12.30 PM to 02.30 PM	N/A
2.	INDIA/PUN 0216/20243 B.O.: PUNE	Mr. Krishna Nagendra Yamkar / Smt. Ravi Nehulkar	Rs. 34,91,010.75 (Rupees Thirty Four Lakh Ninety One Thousand Ten Paise Only) as on 15-10-2018	Physical	471, 4th Floor, Single Building, 9 Green, 9 Green At Survey No. 65, Handmade Road Near Satay Nagar, Madhapur-411028 (Area 690sq.ft. 1 BHK)	Rs. 24,05,700/- (Rupees Twenty Four Lakh Fifty Seven Hundred Only)	Rs. 2,40,570/- (Rupees Two Lakh Forty Seven Hundred Seventy Only)	15.01.2019 at 12.00 PM	22-01-2019 at 12.30 PM to 02.30 PM	N/A
3.	NHL/PUN 0615/20255 B.O.: PUNE	Mr. Ms. Mahesh Sharalchandra Betalwar, Mohini Mahesh Betalwar, SPP Farma	Rs. 2,92,63,820.87 (Rupees Two Core Ninety Two Lakhs Eighty Three Thousand Eighty Seven Paise Eighty Seven Only) as on 15-10-2017	Physical	Office No. 5, 6, 7, 8, On Upper Ground, No. 282, Hissa No. 3/21, Wing B, Shree Sallona Residency, Purna Road, Lohangar, Pune-411032 Shop No. 5, 6, 7, 8, on Ground, Upper Ground, S. No. 225, Hissa No. 3/21 Wing B, Yashraj Project, Shree Sai Leela, Residency, Poreal Road, Lohangar, Pune-411032 (Area 1430 Sq. ft. 8 Shops)	Rs. 1,11,64,854/- (Rupees One Core Eleven Lakh Fifty Four Thousand Eight Hundred and Fifty Four Only)	Rs. 11,16,485/- (Rupees Eleven Lakh Fifty Four Thousand Eight Hundred and Fifty Four Only)	15.01.2019 at 12.00 PM	22-01-2019 at 12.30 PM to 02.30 PM	N/A

WHEREAS the Authorized Officer of the Secured Creditor (PNBHFL) has decided to dispose-off the said properties, this notice of sale is published today that the properties detailed above will be sold on the above prescribed date, time and place. The concerned Borrower/Mortgagor in particular and the public in general is hereby cautioned and restrained not to deal with the Secured Assets in any manner in terms of Section 13(13) of the said Act and any dealing with the property(ies) will be subject to the charge of secured creditor against the Loan Account as mentioned above. The concerned Borrower/Mortgagor are given last opportunity to discharge the respective loan accounts in full, with all interest and charges accrued therein. If one working day prior to the date of auction, failing which these properties will be sold as per above mentioned schedule. The demand notice was issued to all above mentioned Borrower/Co-Borrower and Guarantors mentioned in column 'B' along with total dues/SECURED DEBITS as on demand notice date as mentioned in column 'C' together with further interest, cost and charges thereon at the applicable rate, incidental expenses, costs, charges incurred/ to be incurred hereafter @ its realization.

The particulars in respect of the immovable secured properties specified herein above have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderers/Offerers/Prospective Bidders/Purchasers are therefore requested, in their own interest, to satisfy themselves with regard to the above and other relevant details pertaining to the above mentioned properties before submitting their bids.

TERMS & CONDITIONS OF PUBLIC AUCTION:-

1. Sale is strictly subject to the terms and conditions mentioned hereunder as also the terms and conditions mentioned in the offer/offer document to be submitted by the intending bidder.
2. The properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" including known encumbrances, if any. The properties under auction can be inspected on the date and time specified herein above. The M's Magbrock's Realty Services Limited or its supporting partner for arranging a auctions only. For queries with respect to registration on magbrock's portal/placing bid, you have to coordinate with our marketing agent/Service Provider on phone no 9212340000, having Registered Office at 10, Darya Ganj, New Delhi-110002 and main office at Times Center (Digital Content Production Facility), FC - 6, (Third Floor), Sector 16 A, Film City, Gurgaon - 201 201 - (Haryana), www.auctions.magbrock.com. However, if Magbrock's call center is not able to process bid or you are unable to register as a bidder, you may contact our office at 10, Darya Ganj, New Delhi-110002. Further, queries or clarification with respect to bid application form, submission of earnest money deposit (EMD), kindly contact Authorized Officer of PNB Housing Finance Limited (contact details mentioned in clause (4)). The Auction can be conducted at branch level as well. In case, there would be any technical glitch or error in conducting a auction.
3. We have also engaged M's Invent On Solutions Private Limited (SAMI) - Sennapal (Contact Number: 822881360) and also other local marketing Agency/service providers for doing marketing or arranging the properties for sale/purchase which will be a part of the overall auction process as per the provision of SARFAESI Act.
4. The Tenderers/Offerers/Prospective Bidders/Purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (G) by way of demand draft or pay order or RTGS OR NEFT from a nationalized scheduled bank having PNB Housing Finance Limited payable at Pune in sealed envelope mentioning "Offer for Purchase of Property(ies)" so as to reach with our authorized officer at the local branch office of M's Magbrock's Realty Services Limited, 10, Darya Ganj, New Delhi - 110002, before 5.30 PM. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
5. Offers that are not duly filed up or offers not accompanied by the EMD or Offers received after the above date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. The EMD shall not carry any interest.
6. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department (or Form 6D) AND his/her identity proof and the proof of residence such as copy of the Aadhar card, Passport, Election Commission Card, Ration Card, Driving license etc.
7. In no eventuality the properties would be sold below the reserve price (RP). It is made clear that Bid Incremental amount shall not be less than multiple of the 50,000/-.
8. Properties shall be sold to the Highest Bidder/Offerer, subject to acceptance of the bid by the secured creditor/loan sale committee of PNB Housing Finance Limited. The original letter on bidding for above property shall be submitted to the undersigned on the date and time as mentioned above schedule in Column 'T' on the website of our service provider/marketing agent 'M's Magbrock's Realty Services Limited'. However, the undersigned has the discretion to accept or reject any offer/tender without assigning reason.
9. All dues and outgoings, i.e. Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including all overdues in respect of the said properties shall be paid by the successful bidder(s) purchaser.
10. The successful bidder/purchaser shall have to pay 25% of the sale amount (inclusive of EMD) immediately upon acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the EMD will be forfeited.
11. The Balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful purchaser by the Authorized Officer or such extended period agreed upon in writing by and solely at the discretion of the secured creditor as per Rule 9 of the Security Interest (Enforcement) Rule 2002. In the event of the Default, in payment of the balance 75% of the sale price or any part thereof within the prescribed period, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the properties or to any part of the sum already paid towards the purchase thereof.
12. The immovable properties described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risks from the date of the confirmation of the Sale by the undersigned Authorized Officer. The successful bidder shall not be entitled to demand the sale on any ground whatsoever nature.
13. In case final bid amount/s is/are consideration of assets under Rs. 50,00,000/- or above, the successful bidder shall deduct and remit TDS @ 1% of bid amount from the sale consideration by giving PAN number of borrower as declarative which can be obtained from authorized officer/bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time. Hence, the highest successful bidder is bound to deposit TDS @ 1% on purchase of repossessed asset on the PAN of the borrower as per Section 194-I of the Income Tax Act 1961.
14. In such cases sale consideration of asset under/above Rs. 50,00,000/- above the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a sale certificate for the subject property as per formal prescribed under SARFAESI Act & Rules 2002 upon receipt of Chalan cum statement in form No. 202/B having intimated the TDS. The certificate for TDS in form 16B to be submitted to the bank subsequently.
15. It shall only be the responsibility of the successful bidder to get the sale certificate registered. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate issued in formal prescribed under SARFAESI Act & Rules 2002 for the above related properties shall be borne by the successful bidder/purchaser. The sale certificate has to be registered at the earliest as per state Law/Rules regarding and after the purchaser has to give the request letter to the secured creditor mentioning the reason of delaying the registration.
16. The Authorized Officer is not bound to accept the highest offer or any or all offers and PNB Housing Finance Limited, as secured creditor, reserves its right to reject any or all bid(s) without assigning any reasons. In case, the bids are rejected, Authorized officer can negotiate with any of the lendered or intending bidders or other parties for sale of the properties by private treaty. Sale is subject to confirmation by the Secured Creditor/auction sale committee of PNB Housing Finance Limited and as per amended Security Interest (Enforcement) Rule 2002.
17. No persons other than the intending bidder/s offer themselves, or their duly Authorized representative/s shall be allowed to participate in the auction / sale proceedings. However, the sale certificate shall be registered in favour of purchaser only in whose name bid application form has been submitted.
18. The Authorized Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion & can also avail the services of marketing Agent or service Provider in selling the said repossessed/mortgaged properties against the professional fee which will be recovered from the borrower.
19. In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are paid by the above named borrower/borrower till one working day prior to the date of Auction then the properties will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability claim against PNB Housing Finance Limited.
20. This publication is also a notice of 15 days to borrower/mortgagor/Guarantor(s) of the assistance about holding of sale on above mentioned date if dues are not repaid in full.
21. Tendered documents may be collected from local branch of PNB Housing Finance Limited as mentioned above or can be downloaded from the Web portal : www.auctions.magbrock.com. The interested bidder(s) are required to register themselves with the portal and obtain user ID and Password well in advance which is mandatory for a bidding from Magbrock's Realty Services Limited the training facility is also available on the Magbrock's Realty Services Limited Portal. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.pnbhousing.com.
22. The borrower/mortgagor are also hereby informed that they must take delivery of their personal house hold belongings/articles lying inside the said mortgaged properties under the custody of PNB Housing Finance Limited, if not within 15 days from the date of publication, with prior intimation to PNB Housing Finance Limited, failing which the PNB Housing Finance Limited shall have no liability/responsibility to the same and will dispose of all the risks of borrower/mortgagor.
23. Special Instructions - Bidding in the last moment should be avoided in the bidders own interest as neither the PNB HFL nor service provider will be responsible for any interruption (internet power failure etc.) in order to ward of such contingencies/bidder's bidders are requested to make all necessary arrangements/arrangements such as power supply back up etc., so that they are able to document each auction and are able to participate in the auction successfully. The auction sale will automatically get closed at the expiry time frame of auction sale as mentioned in Column No.1. The Authorized Officer can exercise discretion to extend the auction sale by 15 minutes.