

Problem Express



11/02/2019

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PUBLIC NOTICE-E-AUCTION CUM SALE OF IMMOVABLE PROPERTIES

(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 power conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 60 days from the date of notice(s) (date of receipt of copy of the said notices).

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 to 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.

Officers are invited by the undersigned in e-Public Auction (Bidding 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 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.
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1.	6660004037	Mr. Subash Chand & Mrs. Bhini	Rs. 21,08,327.21 (Rupees Twenty One Lakh Eight Hundred Thirty Two Thousand Three Hundred Twenty Seven and Twenty One Paise Only)	Physical	Flat No. - 43, Second Floor, Shiva Endave, Khanpur, Tehsil- Khariar, Dist- sas Nagar, Punjab (Rupees) Under Khewal, Khairuan No. 1010, Khara No. 301 633013-81, 1464922 (3-2), 1465233 (3-2), 14691324 (3-2), 1469252 (1-1), 4722328 (2-3), 333 (3-17), 30297 (4-7), 12567 (3-72) (0-15), 3017334 (0-1), 30207 (6-6), 254336 (0-3), Killa 10 Balda 22 Bigha 11 Biswa Out Of Which Share Of 6/25255 Balker Bigha, 1/20 Biswa Vikka Rakha Khanpur, Hadaasi No.183, Tehsil-Khariar, Dist-sas Nagar	Rs. 20,50,000/- (Rupees Twenty Lakh Fifty Thousand Only)	Rs. 2,05,000/- (Rupees Two Lakh Fifty Thousand Only)	20.03.2019 11.00 AM 3.00 PM	25.03.2019 10.30 AM	NIL
2.	HOU/CHD/0218/4935366	Mr. Rohit Kumar & Mr. Mohit Kumar	Rs. 21,99,739.56 (Rupees Twenty One Lakh Ninety Nine Thousand Seven Hundred Thirty Nine and Fifty Six Paise Only) Due as on 16.10.2018	Physical	Flat No.155, First Floor, Chandigarh Apartments, Barwala Road, Derabassi, Tehsil- Derabassi, Dist- SAS Nagar-Punjab, Measuring as Balker o Bigha 0 Biswa 16 Biswas, Bearing Khata No. 231 07/8, Khara No. 126553202-1-4, 12677331 (2-14), 127456201-6), 12755543(1-1), 21277544(112), 5454(1-3), 546(0-7), 5471-10), 546(3-0) Killa 9 Rakha 16 Bigha 18 Biswa out of which share 16/6750 = Balker 0 Bigha 16 Biswas (1/2d Share of Constructed Triple Story Flats of 122 Sq. Yds. - covered Area 1100 Sq. Feet) Yaska Maula Madhopur, Hadaasi No.11, Tehsil-Chandassa, Dist-SASNagar	Rs. 1,22,000/- (Rupees One Lakh Twenty Thousand Only)	Rs. 1,22,000/- (Rupees One Lakh Twenty Thousand Only)	20.03.2019 11.00 AM 3.00 PM	25.03.2019 10.30 AM	N/A
3.	HOU/CHD/1016/2328230	Mr. Ajmit Singh & Mr. Vishal Dhaliwal	Rs. 18,94,404.94 (Rupees Eighteen Lakh Ninety Four Thousand Four Hundred Four and Eighty Four Only) Due as on 17.09.2018	Physical	Plot No.610, Rakha Tadar, 100 Sq. Yds., Khata No.691/3, Khara No. 393/2(2-14) Da 1/21 Share Balker 2 Biswa 100 Sq. Yds, Rakha Wajga-Suhampur, Hadaasi No.42, Mohal Jagga Garden, Krishna City, Tehsil-Dist-Amamba, Haryana As Per State Deed Bearing Registration No. 49150460/11/202018	Rs. 1,62,500/- (Rupees One Lakh Sixty Two Thousand Five Hundred Only)	Rs. 1,62,500/- (Rupees One Lakh Sixty Two Thousand Five Hundred Only)	20.03.2019 11.00 AM to 3.00 PM	25.03.2019 10.30 AM	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/s/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/s/Mortgagors are given last opportunity to foreclose the respective Loan Account 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 hereafter 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 Bidders/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 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 Magdroids Realty Services Limited is our supporting partner for arranging e-auctions only. For queries with respect to registration on magdroids portal/bidding live bid, you have to co-ordinate with our marketing agent/Service Provider or phone no.9212346000, having Registered Office at 10, Darje Ganj, New Delhi-110002 and main office at Times Center (Digital Content/Production Facility), FC-6, (Third Floor), Sector 18A, Film City, Noida-201 301 - (UP), www.auctions.magdroids.com. However, ill Magdroids call center team is unable to answer/is not sure about any question raised by a User, Magdroids 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 e-auction.
3. We have also engaged M/s Invent On Solutions Private Limited (Smart, Senegal Contact Number: 9422861950) and also other local marketing Agency/service providers for doing marketing or searching the prospective bidders/purchasers who will also assist in conclusion of auction process as per the provision of Section 4C.
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 banking/finance company limited payable at Chandigarh in sealed envelope mentioning "Offer for Purchase of Property" so as to reach with our authorized officer Mr. Ajmit Singh (Mobile-99971-45173, at PNB Housing Finance, SCO-323-324, First Floor, Sector-35-B, Chandigarh-160035 on or before the last date for submission of bids i.e. 24/03/2019 before 5.30 P.M. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
5. Others that are not duly filled up or offers not accompanied by the EMD or Others 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 60) 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 case of any irregularities/properties being 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/offerer, 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 Magdroids Realty Services Limited". However, the undersigned has the discretion to accept/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/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 from the date 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 property described herein above shall remain and be at the sale 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 whatsoever.
13. In case final bid amount/sale consideration of assets under is Rs. 50,00 (lakh) 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 deductor which can be obtained from authorized officer/bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank which stipulated here. 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(A) 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 (in form of TDS) and on completion of sale formalities, shall be issued a sale certificate for the subject property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of Chalan-com-statement in form No. 2603 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 format 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 of 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/offerer 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 the 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 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 30 days to borrowers/mortgagor(s) of the assistance about bidding of sale or can be downloaded from the web portal : www.auctions.magdroids.com.
21. Tenders documents may be collected from local branch of PNB Housing Finance Limited with the postal and obtain login ID and Password well in advance which is mandatory for bidding from Magdroids Realty Services Limited the training facility is also available on the Magdroids 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 30 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 their stock/borrowers mortgage.
23. Special Instructions : Bidding in the last movement should be accepted 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/initiatives 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.1. The Authorized Officer can exercise its discretion to extend the auction sale by 15 minutes.

Place : CHANDIGARH
 Date : 18-02-2019
 Sd/- Authorized Officer
 PNB Housing Finance Limited