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*06/04/2019*

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

**EAUCTION 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 Ltd. ('PNBHFL') is a Housing Finance Company (HFC) registered under Companies Act 1956, also with the National Housing Bank (U/28-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 notices 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 (9) date of receipt of the said notices.

S. No.	Loan Account No. (A)	Name of The Borrower/Co-Borrower (B)	Demand Amount & Date (C)	Nature of Possession (D)	Description of the Properties Mortgaged (E)	Reserve Price (RP) (F)	EMD (10% of RP) (G)	Inspection Date & Time (H)	Date of Auction & Time (I)	Known Encumbrances, if any (J)
1.	666000396 B.O. Chandigarh	Mr. Pardeep Kumar & Mrs. Geeta	Rs. 15,29,453.21 (Rupees Fifteen Lakh Twenty Three Thousand Four Hundred and Twenty One Paise Only) Due as on 08.08.2017	Physical	Flat No. 1, B First Floor, Preet Floors, Badli Road, Karnal, Tehsil-Karnal, Dist.-SAS Nagar, Punjab, Measuring as Khewat/Khasra No. 522539, Khasra No. 68/33/2/2 out of which share 1/42, Bafadar 0 Karnal (Mara, Khewat/Khasra No. 297/4, 2001, Khasra No. 69/7/1/1-1) out of which share 90/2100, Bafadar 0 Karnal 0-910 Mara, Total Pkhasa Okenra 1-910 Mara, Vaha Pkhasa-Dist.-SAS Nagar, Punjab.	Rs. 16,00,000- (Rupees Sixteen Lakh Only)	Rs. 1,60,000- (Rupees One Lakh Sixty Thousand Only)	08.05.2019 at 11:00 A.M. to 01.00 P.M.	10.05.2019 at 11:00 A.M. to 01.00 P.M.	NIL
2.	121523768 & NML/CHD/121523768 B.O. Chandigarh	Mr. Naveen Kumar Dhiman & Mrs. Jyoti	Rs. 27,19,808.37 (Rupees Twenty Seven Lakh Nineteen Thousand Eight Hundred and Eighty Seven Paise Only) Due as on 18.11.2017	Physical	House No. 201, Street No.18, Guru Nanak Nagar, Jalandhar & Dist.- Patiala, Punjab (measuring as Khewat/Khasra No. 246301, Khasra No. 339/11/90/2) Total 9.2 Bisse, Total Area 96 Sq. Yds. As per Jamabandi 2011-12).	Rs. 18,50,000- (Rupees Eighteen Lakh Fifty Thousand Only)	Rs. 1,85,000- (Rupees One Lakh Eighty Five Thousand Only)	08.05.2019 at 11:00 A.M. to 01.00 P.M.	10.05.2019 at 11:00 A.M. to 01.00 P.M.	NIL

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 restricted 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 Borrowers/Mortgagors are given last opportunity to redeem the respective loan accounts in full, with all interest and charges accrued herein, till one working day prior to the date of auction, failing which the properties will be sold as per above mentioned schedule. The demand notice is issued to all above mentioned Borrower/Co-Borrower and Guarantors mentioned in column 'B' along with said 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 Tenderer/Offerer/Prospective Bidder/Purchaser 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 and as stated in the offer/tender document to be submitted by the intending bidder.
2. The properties will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHAT EVER 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. Magdicks Realty Services Limited is our supporting partner for arranging e-auctions only. For queries with respect to registration on magdicks.com regarding the bid, you have to go through our marketing agency/Service Provider on phone no-9212346000, 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 16A, Film City, Noida - 201 301 - (UP), www.auctions.magdicks.com. However, magdicks.com center team is unable to answer, is not sure about any question raised by a User. Magdicks will forward the same query to PNB HFL Office. 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 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 Securitisation Act.
4. The Tenderer/Offerer/Prospective Bidder/Purchaser 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 Chandigarh in sealed envelope or in cash, for purchase of First Floor, Sector-35-B, Chandigarh-160035 on or before the last date for submission of bids i.e. 09/05/2019 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 others 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 her/his 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 to make 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 scheduled date and time as mentioned above schedule in Column 'I' on the website of our service provider/marketing agency 'M/s Magdicks Realty Services Limited'. However, the undersigned has the discretion to accept or reject any offer tendered without assigning reason.
9. All dues and outgoings, i.e., Municipal Taxes, Watermeter / 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 of 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 demand any refund of whatsoever nature.
13. In case find 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 remitting 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 to 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 (net of TDS) and on completion of sale formalities, shall be issued a sale certificate for the subject property as per format prescribed under SIFPACTS Act & Rules 2002 only upon receipt of Chalan-cum-statement in form No. 26CB having remitted the TDS. The certificate for TDS in form 68B 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 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 bid(s) 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 whose name bid application form has been submitted.
18. The Authorized officer reserves his right to vary any of the terms and condition of the notice for sale, without prior notice, at the discretion & can also avail the services of marketing Agent or service Provider in raising 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 named 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 borrower/mortgagor/Guarantor(s) of the assistance about holding of sale on above mentioned date (dates are not e-pedit) 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.magdicks.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 adding/bidding from Magdicks Realty Services Limited the training facility is also available on the Magdicks 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 houses and 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 at the risk 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 lapse/failure (Internet/ power failure etc.) in order to ward of such contingencies situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc., so that they 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 : 05-04-2019  
 Sd/- Authorized Officer  
 PNB Housing Finance Limited