



Finance Limited

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PUBLIC NOTICE-E-AUCTION CUM SALE OF IMMOVABLE PROPERTY(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 (Ua-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(1)(c) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued demand notice 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/demand notice or receipt of the said notices.

The borrowers 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 control over possession of the immovable property/ies 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 date mentioned against each account.

Offers are invited by the undersigned in a Public/Clock Auction (Bidding form has to be submitted to A.O. 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) mentioned with PNBHFL. These properties are to be sold for recovery of the outstanding dues against the Loan Account(s) as mentioned hereunder.

| S. No. | Loan Account No. | Name of the Borrower/Co-Borrower/ Guarantor(s) | Demanded 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. | HOU/KAR/1017/443460 | Mr. Anil Kumar & S/o Tara Chand & Mrs. Sushila Rani W/o Anil Kumar | Rs.22,26,61 (Rupees Forty Six Lacs Two Thousand Two Hundred Forty Six and Sixty one Paise Only) Due as on 10/07/2018 | Physical | Flat No. 921, Sector Floor - 2019, Intermodal City, Sec-20, Karnal, Haryana. Under-133001 Having Super built-up area 1080 Sq. Ft. & carpet area 1410 Sq Ft. - bounded as under North - Plot No. 940, South - Road (Sikander, West, East - Plot No. 921, West - Plot No. 922 | Rs. 22,81,000.- (Rupees Twenty Two Lacs Eighty One Thousand Only) | Rs. 3,28,100.- (Rupees Three Lacs Thirty Two Thousand Eighty One Only) | 15.03.2019 From 11:00 A.M. to 2:00 P.M. | 04-04-2019 at 11:00 A.M. to 01:00 P.M. | NIL |
| 2. | MHL/KAR/0716/200514 | Mr. Ashok Gumber & S/o Kishan Chand Gumber & Mrs. Preeti W/o Ashok Gumber | Rs. 29, 00, 133.80 (Rupees Twenty Nine Thousand Three Hundred And Sixty Paise Only) Due as on 15.01.2018 | Physical | House No. 978, Water No. 1, N. Ring Road, Panchs, Haryana 132103, Area Measuring 100 Square Yards Bounded as - North - 60 Ft House of Hari Shankar, South - 60 Ft. Jaganath Four Mill, East - 15 Ft. Other Property, West - 15 Ft. Street | Rs. 21,00,000.- (Rupees Two Lakh Ten Thousand Only) | Rs. 2,10,000.- (Rupees Two Lakh Ten Thousand Only) | 15.03.2019 From 11:00 A.M. to 2:00 P.M. | 04-04-2019 at 11:00 A.M. to 01:00 P.M. | NIL |

WHEREAS the Authorized Officer of the Secured Creditor (PNBHFL) has decided to dispose of the said properties, the 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(1)(c) 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 the opportunity to broadcast the respective Loan Accounts in full, with all interest and charges accrued therein, till one working day prior to the date of auction. Bidding which these properties will be sold as per above mentioned schedule. The demand notice was issued as above mentioned Borrower/Co-Borrower and Guarantors mentioned in column 8 along with the date of 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 till its realization.

The participants in respect of the immovable securities specified herein above have been started 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 Prospective 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 account number of 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/bidder 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. Magcorrecs Realty Services Limited' is our supporting partner for arranging e-auctions only. For queries with respect to registration on website of Times Centre (Digital Content Production Facility), FC-6, Third Floor, Sector 16A, Film City, Mohali 150030 - (U.P.), www.auctions.magcorrecs.com. However, if Magcorrecs call center team is unable to answer is not sure about any question asked by a user, Magcorrecs will contact 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 local marketing Agency/Service Provider for doing marketing or advertising the prospective bidder/purchasers which will also assist us in conclusion of auction process as per the provision of Section 4A.
4. The Prospective 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 NETT from a nationalized scheduled bank/through PNB Housing Finance Limited payable at Karnal. In case of cheque mentioning 'Order for Purchase of Property' so as to reach with our authorized officer Mr. Jaganathan (Mobile No. 9988190453) & Mr. Anil Chandra (Mobile No. 8299244251) at PNB Housing Finance, SCO 218-219, 1st Floor, Sector 12, Part One, City Centre, Huda, Karnal, Haryana 132001 or before the last date for submission of bids i.e. 03/04/2019 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 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 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 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. 10,000/-.
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 internet bidding for above property will take place on website date and time as mentioned above schedule in Column 'I' on the website of our service provider/marketing agency 'M/s Magcorrecs Realty Services Limited'. However, the undersigned has the discretion to accept or reject any bid/offer without assigning reasons.
9. All dues and outgoings i.e., Municipal Taxes, Watermain, Society Charges, Electricity and water dues 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 of completion of the confirmation of the sale to the successful purchaser by the Authorized Officer or such extended period as agreed upon in writing by and only after the discretion of the secured creditor as per Rule 6 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 to the same/bid/offer/paid towards the purchase of the property.
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 reasons from the date of confirmation of the sale by the undersigned Authorized Officer. The successful bidder shall and be entitled to amend the sale on any ground of whatsoever nature.
13. In case final bid amount/sale consideration of assets under is Rs. 50,00 lacs or above, the successful bidder shall deposit and remit TDS @ 1% of net amount from the sale consideration by giving stipulated name. Hence, the highest successful bidder is bound to deposit TDS @ 1% on purchase of the asset/property/land/immovable property. The amount of TDS shall be payable to bank within 14. In all cases sale consideration of asset, under auction is Rs. 50,00 lacs or above the successful bidder/ purchaser or 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 SAI/FIN/REG & Rules 2002 only upon receipt of Clearance statement in Form No. 28(B) having the TDS. The certificate for TDS is from 168 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 SAI/FIN/REG 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 laws/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 rejected or intending bidders or other parties for sale of the properties by private treaty. Sale is subject to confirmation by the Secured Creditor/authorized committee of PNB Housing Finance Limited and as per amended Security Interest (Enforcement) Rule 2002.
17. No persons other than the intending bidders/offers 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 conditions of this notice for sale, without prior notice, at its discretion & can also avail the services of marketing Agent or service Provider in selling the said properties/mortgaged properties against their professional fee which will recover from the borrower.
19. In case, all the dates together with all cost, charges and expenses incurred by the Secured Creditor are benefited by the above name borrower/co-borrower. All one working day prior to the date of Auction then the properties will be sold and all the bids received from the prospective bidder shall be returned to them without any liability claim against PNB Housing Finance Limited.
20. The publication is also a notice to all bidders to borrowers/mortgagors/creditors if the assistance about holding sale on above mentioned date follows the notice published. The interested bidder(s) are required to register themselves with the PNB Housing Finance Limited as mentioned above or can be downloaded from the Web portal : www.auctions.magcorrecs.com. Unless the bidding activity is also available on the Magcorrecs 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 household 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 proper 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 it at risk of borrower's mortgage.
23. Special Instructions : Bidding in the said moment should be avoided in the PNB HFL nor service provider will be responsible for any lapse during internet/ document, scan alteration and one 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 : Karnal
 Date : 28-02-2019
 Sd/- Authorized Officer
 PNB Housing Finance Limited