

POSSESSION NOTICE

For immoveable property as per Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix-IV

Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

**Regd. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001.
Branch Office:1st Floor, 131/10, Zone II, M P Nagar, Tehsil Huzur, Bhopal-462011,
Ph.0161-2431174**

Loan Account No: WFH/CCF/0516/284775

Whereas, the undersigned being the authorized officer of **PNB Housing Finance Limited**, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 has issued Demand Notice dated **09.12.2019** (“**Demand Notice**”) calling upon you being the “**Borrowers/Guarantors/Security Provider**” i.e. **M/s Global Mega Ventures Private Limited** (“**Borrower 1**”), **Mr. Jaideep Singh** (as director of Borrower 1), **Mr. Brijender Mohini** (as director of Borrower 1), **M/s Avtar Singh and Company**, **Mrs. Ranjana Singh** (Guarantor), **Mr. Jaideep Singh** (Guarantor) and **Mr. Karan Singh** (Guarantor), to repay the amount mentioned in the said notice being **INR. 10,77,00,526.26/- (Indian Rupee Ten Crore Seventy-Seven Lac Five Hundred and Twenty-Six and Twenty-Six Paise Only)**, payable and due as on **09.12.2019** and further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges, etc. incurred and accruing on daily basis thereafter till the date of payment and / or realization within 60 days from the date of the said notice.

The Borrowers/Guarantors mentioned herein above having failed to repay the amount in full as mentioned in the Demand Notice, notice is hereby given to the Borrowers/Guarantor/Security Provider mentioned hereinabove in particular and to the public in general that undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section 4 of section 13 of the said Act read with Rule 8 of the said Rules, on **11.02.2020**.

The **Borrowers/Guarantor/Security Provider** mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of **PNB Housing Finance Limited** for an amount of **Rs.11,22,83,331.81/- (Indian Rupee Eleven Crore Twenty Two Lac Eighty Three Thousand Three Hundred and Thirty One and Eighty One Paise Only)** payable and due as on **10.02.2020** which is excluding further interest at contractual rates on the aforesaid amount, incidental expenses, cost, charges, etc. incurred and accruing thereon on daily basis.

The Borrowers’ attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immoveable Properties

SECURED ASSET:

“All that piece and parcel of land admeasuring 20,889.88 square meters and structure thereon of project “GMV Olan”, situated at Survey No.106/1, 106/2, 107 & 125, Sector-6, Park City, Village Katara, Bhopal, Madhya Pradesh.”

“All that piece and parcel of land ad-measuring 1,730.32 square meters situated at Survey No.94, Sector-2A, Park City, Village Katara, Tehsil Huzur, Bhopal, Madhya Pradesh.”

The repayment of the said Loan Facility was further secured by way of “Hypothecation of Receivables arising from individual units of the project “GMV Olan Phase I” and “GMV Olan Phase II”, excluding 24 units in GMV Olan Phase I wherein conditional permission or conditional no objection certificate from PNBHFL has been obtained, details of which have been mentioned hereunder:

UNITS OF GMV OLAN PHASE I EXCLUDED FROM THE PURVIEW OF SECURED ASSET: 24

S.NO.	BLOCK	UNIT NO.	UNIT AREA (SQ. FT)
1	A	303	2148
2	A	304	2123
3	A	404	2123
4	A	601	1832
5	A	702	1823
6	A	703	2148
7	A	801	1832
8	A	802	1823
9	B	303	2123
10	B	602	1798
11	B	701	1832
12	A	104	2109
13	A	204	2123
14	A	901	1911
15	B	201	1832
16	B	403	2123
17	B	404	2123
18	B	501	1832
19	B	502	1798
20	B	601	1832
21	B	704	2123
22	B	901	1911
23	B	902	1878
24	B	1003	2202

The repayment of the said Loan was further secured by security deposit in Debt Service Reserve Account ("DSRA") equivalent to the three month's interest on each disbursement of the Loan.

Dated: 11.02.2020

Place: Bhopal

Authorized Officer
(for PNB Housing Finance Limited)