

**Via E-mail**

**Date:-25.03.2020**

**Notice under Proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002**

<b>1. Pate Future Constructions LLP</b> Having its registered office at: 506/1A-1B, Vishwaneel Apartments Narayan Peth, Rambaug Chowk Pune-411030	<b>2. Pate Developers</b> 506/1A-1B, Vishwaneel Apartments Narayan Peth, Rambaug Chowk Pune-411030
<b>3. Mr. Balkrishna Pate</b> 601/602, Agasti Co-operative Society, Plot No. 78-79, Walvekar Nagar, Near Aranyeshwar Temple, Aranyeshwar, Pune City, Parvati, Pune- 411009	<b>4. Mr. Nilesh Balkrishna Pate</b> 601/602, Agasti Co-operative Society, Plot No. 78-79, Walvekar Nagar, Near Aranyeshwar Temple, Aranyeshwar, Pune City, Parvati, Pune- 411009
<b>5. Mr. Pramod Dattatraya Wani</b> Flat No. 801, Manas Apts., 1105/3, Model Colony, Shivaji Nagar, Pune- 411016	<b>6. Mr. Lalit Padmakar Ajgaonkar</b> 1236, Shukrwar Peth, Subhash Nagar Pune- 411002
<b>7. Mr. Nitin Dashrath Dangat</b> Sr. No. 118, Tejovalay, B/3, Flat No. 102, Raviraj Housing Society, Warje, Malwadi, Pune - 411058	<b>8. Mr. Rakeshkumar Rajkumar Agarwal</b> Flat No. C/602, Park Royale, Near Aakash Ganga, Rahatani, Pimpri, Pune 411017
<b>9. Mr. Ramlakhan Brijmohan Shukla</b> Flat No. 902/1002, Building-A, Pride Panorama, S. B. Road, Bahiratwadi, Model Colony, Pune -411016	<b>10. Mrs. Pushpa Pate</b> 601/602, Agsti Co-operative Society, Plot No. 78-79, Walvekar Nagar, Near Aranyeshwar Temple, Aranyeshwar Pune- 411009
<b>11. Mr. Yogesh Balkrishna Pate</b> 601/602, Agsti Co-operative Society, Plot No. 78-79, Walvekar Nagar, Near Aranyeshwar Temple, Aranyeshwar Pune- 411009	<b>12. Mr. Rajeev Purushottam Bodas</b> 40/13, Chatanya Apartments, Bhonde Colony, Erandwane, Pune- 411 004
<b>13. Mr. Subhash Kisanlal Lodha</b> 30/26/25, Prabhat Road, Lane No.7, Pune- 411004	<b>14. Mr. Vijay Kumar Govind Tamhane</b> 15, Gokul Tapovan Co-operative Housing Society, Sr. No.6, Bavdhan Khurd, Pune- 411 021

<b>15. Mrs. Shaila Dilip Lonkar</b> 759/24, Deccan Gymkhana Pune- 411 004	<b>16. Smt. Suneela Shashi Vaidya</b> Flat No. 4, Shantanu Apartments, Bhakti Marg, 73/1, Erandwane, Pune- 411 004
<b>17. Mr. Prakash Kisanlal Lodha</b> 30/26/25, Prabhat Road, Lane No.7, Pune -411004	

**\*All the addressees shall be referred to as the "Borrowers".**

**SALE NOTICE OF 15 DAYS FOR SALE OF THE SECURED ASSET/IMMOVABLE PROPERTY UNDER PROVISIO TO RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 MORTGAGED WITH PNB HOUSING FINANCE LIMITED.**

Dear Sir/Madam,

That despite service of demand notice dated **December 10, 2018** u/s 13(2) of the SARFAESI Act, 2002, the Borrowers have failed to make the payment of entire demanded amount within 60 days of the said notice and as such the authorized officer of Secured Creditor/PNB Housing Finance Limited took the symbolic/constructive possession of Secured Assets ("**Immovable Property**") (details whereof are mentioned in **Schedule I**) on **April 3, 2019**.

The Secured Asset shall be put to sale through Private Treaty for the recovery of Recoverable Dues (Principal Outstanding as on 16.03.2020) **INR 20,24,82,695/- (Indian Rupees Twenty Crore Twenty Four Lakh Eighty Two Thousand Six Hundred and Ninety Five Only) due as on 16.03.2020** and other expenses thereon till the date of realisation.

In consultation with Secured Creditor (PNB Housing Finance Limited) the Reserve Price for the sale of Secured Asset (as mentioned in Schedule I hereunder) is fixed at **INR 22,00,00,000/- (Indian Rupees Twenty-Two Crore Only)** wherein the interested purchaser has/shall deposit the Reserve Price as earnest money (**EMD**) of **Rs. 2,30,00,000/- (Indian Rupee Two Crore Thirty Lac Only)** upon presentation of offer.

You may also note that despite having published the sale notice(s) at earlier occasion(s) in accordance with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 and giving wide publicity, the said auctions failed as no valid bids were received. Please note that the last auction, under proviso to Rule 9(1) was conducted at a reserve price of **INR 23,00,00,000/- (Indian Rupee Twenty-Three Crore Only)** on February 25, 2020, which also failed as no valid bid was received at the said reserve price.

Therefore, this Notice is being given to you, in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

This 15 days' sale notice is being given to you, the above-named Borrowers, in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the Immovable Property shall be sold through Private Treaty on "**As Is Where Is**", "**As Is What Is**" and "**Whatever There Is**" basis after 15 days of the receipt of this notice.

This notice of sale is also being published on the website of the Secured Creditor i.e. [www.pnbhousing.com](http://www.pnbhousing.com) and in two newspapers, as per law.

Yours Sincerely,

(Authorized Officer)  
PNB Housing Finance Limited

## SCHEDULE I

### **IMMOVABLE PROPERTY MORTGAGED WITH PNBHFL:**

All the pieces and parcels of land admeasuring 68500 square meters in Life Maxima Phase-I and II (“Project”), bearing survey nos. 262, 263, 269, 270,271,272, 273, 274, 275, 276 together with structure standing thereupon situated at Village Kirkatwadi, Taluka Haveli, District Pune.

### **DETAILS OF UNITS WHICH ARE EXCLUDED FROM THE AMBIT OF MORTGAGE.**

Sno.	BLOCK / TOWER	UNIT NO.	Type of unit	Saleable Area sq mt
1	C4	301	2 BHK	94.67
2	C4	304	2 BHK	84.73
3	C4	306	2 BHK	94.67
4	C4	307	2 BHK	86.96
5	C4	501	2 BHK	94.67
6	C4	502	2 BHK	94.67
7	C4	506	2 BHK	94.67
8	C4	507	2 BHK	86.96
9	C4	606	2 BHK	94.95
10	C4	702	2 BHK	94.67
11	C4	706	2 BHK	94.67
12	C4	801	2 BHK	94.95
13	C4	902	2 BHK	94.67

14	C4	906	2 BHK	94.67
15	C4	1002	2 BHK	94.95
16	C4	1006	2 BHK	94.95
17	C4	1101	2 BHK	94.67
18	C4	1102	2 BHK	94.67
19	C4	1106	2 BHK	94.67
20	C5	101	1 BHK	69.77
21	C5	104	1 BHK	67.91
22	C5	105	1 BHK	67.91
23	C5	201	1 BHK	58.16
24	C5	203	2 BHK	86.77
25	C5	204	1 BHK	56.30
26	C5	205	1 BHK	56.30
27	C5	206	2 BHK	86.77
28	C5	208	1 BHK	57.88
29	C5	301	1 BHK	59.27
30	C5	303	2 BHK	86.77
31	C5	304	1 BHK	57.41
32	C5	305	1 BHK	57.88
33	C5	306	2 BHK	86.77
34	C5	308	1 BHK	59.92
35	C5	401	1 BHK	58.16
36	C5	403	2 BHK	86.77
37	C5	404	1 BHK	56.30
38	C5	405	1 BHK	56.30
39	C5	406	2 BHK	86.77
40	C5	408	1 BHK	57.88
41	C5	501	1 BHK	59.27
42	C5	503	2 BHK	86.77

43	C5	504	1 BHK	57.41
44	C5	505	1 BHK	57.41
45	C5	506	2 BHK	86.77
46	C5	507	2 BHK	87.33
47	C5	508	1 BHK	59.09
48	C5	601	1 BHK	58.16
49	C5	602	2 BHK	87.33
50	C5	604	1 BHK	56.30
51	C5	605	1 BHK	56.30
52	C5	607	2 BHK	87.33
53	C5	608	1 BHK	57.88
54	C5	701	1 BHK	59.27
55	C5	704	1 BHK	57.41
56	C5	705	1 BHK	57.41
57	C5	706	2 BHK	85.38
58	C5	707	2 BHK	87.33
59	C5	708	1 BHK	59.09
60	C5	801	1 BHK	59.92
61	C5	802	2 BHK	87.33
62	C5	804	1 BHK	56.30
63	C5	805	1 BHK	56.30
64	C5	807	2 BHK	87.33
65	C5	901	1 BHK	59.27
66	C5	902	2 BHK	87.33
67	C5	903	2 BHK	85.38
68	C5	904	1 BHK	57.41
69	C5	905	1 BHK	57.41
70	C5	906	2 BHK	85.38
71	C5	908	1 BHK	59.09

72	C5	1001	1 BHK	58.16
73	C5	1002	2 BHK	87.33
74	C5	1003	2 BHK	85.38
75	C5	1004	1 BHK	56.30
76	C5	1005	1 BHK	56.30
77	C5	1006	2 BHK	85.38
78	C5	1007	2 BHK	87.33
79	C5	1008	1 BHK	57.88
80	C5	1101	1 BHK	59.27
81	C5	1104	1 BHK	57.41
82	C5	1105	1 BHK	57.41
83	C5	1106	2 BHK	85.38
84	C5	1107	2 BHK	87.33
85	C5	1108	1 BHK	59.09
86	C6	101	1 BHK	69.77
87	C6	102	2.5 BHK	116.59
88	C6	104	1 BHK	67.91
89	C6	105	1 BHK	67.91
90	C6	108	1 BHK	69.49
91	C6	201	1 BHK	58.16
92	C6	202	2 BHK	87.51
93	C6	204	1 BHK	56.30
94	C6	205	1 BHK	56.30
95	C6	206	2 BHK	85.38
96	C6	208	1 BHK	57.88
97	C6	301	1 BHK	59.27
98	C6	304	1 BHK	57.41
99	C6	305	1 BHK	57.41
100	C6	306	2 BHK	85.38

101	C6	307	2 BHK	87.33
102	C6	308	1 BHK	59.09
103	C6	401	1 BHK	58.16
104	C6	402	2 BHK	87.33
105	C6	403	2 BHK	85.38
106	C6	404	1 BHK	56.30
107	C6	405	1 BHK	56.30
108	C6	406	2 BHK	85.38
109	C6	407	2 BHK	87.33
110	C6	408	1 BHK	57.88
111	C6	501	1 BHK	59.27
112	C6	502	2 BHK	87.33
113	C6	503	2 BHK	85.38
114	C6	504	1 BHK	57.41
115	C6	505	1 BHK	57.41
116	C6	507	2 BHK	87.33
117	C6	508	1 BHK	59.09
118	C6	601	1 BHK	58.16
119	C6	602	2 BHK	87.33
120	C6	603	2 BHK	85.38
121	C6	604	1 BHK	56.30
122	C6	605	1 BHK	56.30
123	C6	606	2 BHK	85.38
124	C6	607	2 BHK	87.33
125	C6	608	1 BHK	57.88
126	C6	701	1 BHK	59.27
127	C6	702	2 BHK	87.33
128	C6	704	1 BHK	57.41
129	C6	705	1 BHK	57.41

130	C6	707	2 BHK	87.33
131	C6	708	1 BHK	59.09
132	C6	801	1 BHK	56.67
133	C6	802	2 BHK	87.33
134	C6	804	1 BHK	56.30
135	C6	805	1 BHK	56.30
136	C6	901	1 BHK	59.27
137	C6	902	2 BHK	87.33
138	C6	904	1 BHK	57.41
139	C6	905	1 BHK	57.41
140	C6	908	1 BHK	59.09
141	C6	1002	2 BHK	87.33
142	C6	1004	1 BHK	56.30
143	C6	1005	1 BHK	56.30
144	C6	1008	1 BHK	57.88
145	C6	1101	1 BHK	59.27
146	C6	1104	1 BHK	57.41
147	C6	1105	1 BHK	57.41
148	C7	101	2.5 BHK	122.72
149	C7	107	2 BHK	86.96
150	C7	201	2 BHK	95.88
151	C7	202	2 BHK	95.88
152	C7	205	2 BHK	95.88
153	C7	206	2 BHK	95.88
154	C7	301	2 BHK	94.67
155	C7	304	2 BHK	84.73
156	C7	305	2 BHK	94.67
157	C7	306	2 BHK	94.67
158	C7	307	2 BHK	86.96



159	C7	401	2 BHK	94.95
160	C7	402	2 BHK	94.95
161	C7	405	2 BHK	94.95
162	C7	406	2 BHK	94.95
163	C7	501	2 BHK	94.67
164	C7	502	2 BHK	94.67
165	C7	504	2 BHK	84.73
166	C7	505	2 BHK	94.67
167	C7	506	2 BHK	94.67
168	C7	601	2 BHK	94.95
169	C7	602	2 BHK	94.95
170	C7	605	2 BHK	94.95
171	C7	606	2 BHK	94.95
172	C7	607	2 BHK	85.28
173	C7	701	2 BHK	94.67
174	C7	702	2 BHK	94.67
175	C7	705	2 BHK	94.67
176	C7	706	2 BHK	94.67
177	C7	707	2 BHK	86.96
178	C7	708	2 BHK	83.52
179	C7	805	2 BHK	94.95
180	C7	806	2 BHK	94.95
181	C7	902	2 BHK	94.67
182	C7	903	2 BHK	84.73
183	C7	904	2 BHK	84.73
184	C7	905	2 BHK	94.67
185	C7	906	2 BHK	94.67
186	C7	908	2 BHK	83.52
187	C7	1003	2 BHK	83.05

188	C7	1004	2 BHK	83.05
189	C7	1008	2 BHK	85.28
190	C7	1101	2 BHK	94.67
191	C7	1104	2 BHK	84.73
192	C7	1105	2 BHK	94.67
193	C7	1108	2 BHK	83.52
194	C1	807	REFUGE	REFUGE
195	C2	808	REFUGE	REFUGE
196	C3	807	REFUGE	REFUGE
197	C4	807	REFUGE	REFUGE
198	C5	808	REFUGE	REFUGE
199	C6	808	REFUGE	REFUGE
200	C7	807	REFUGE	REFUGE
201	C6	807	2 BHK	87.33
202	C6	907	2 BHK	87.33
203	C6	1001	1 BHK	58.16
204	C6	1007	2 BHK	87.33
205	C6	1102	2 BHK	87.33
206	C6	1103	2 BHK	85.38
207	C6	1108	1 BHK	59.09

**DETAILS OF AREA MORTGAGED WITH M/s PRACHAY CAPITAL PRIVATE LIMITED WHICH HAS BEEN EXCLUDED FROM THE AMBIT OF MORTGAGE:**

Commercial Wing having a saleable area of 19500 Square Feet comprised in Phase II of project Life Maxima, situated on land bearing Gat No. 262, 263, 269 to 276 admeasuring 68,500 Square meter at Mouje- Kirkitwadi, Pune within the Registration, Sub District, Taluka: Haveli, District: Pune and within the limit of PMRDA