

**Registered Office:** - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001  
Phone: 011-23705414, Web: - [www.pnbhousing.com](http://www.pnbhousing.com)

**Gurgaon Office at:** PNB Housing Finance Limited at SCO-391, Sec-29, Urban Estate, Near IFFCO Chowk Metro Station, Gurgaon- 122001

**APPENDIX IV-A**

(Refer proviso to Rule 8(6))

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**(E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)**

**Loan Account Nos.:** WFH/CCF/0918/575112, WFN/CCF/0118/482644 and WFN/CCF/0616/297395

Notice is hereby given to the public in general and in particular to the Borrower(s), Security-Provider/Mortgagor and Guarantor(s) that the below described immoveable property mortgaged/charged to the Secured Creditor i.e. PNB Housing Finance Limited, the constructive possession of which has been taken on **August 14, 2020** by the Authorized Officer of the Secured Creditor, will be sold on "**As is Where is**", "**As is What is**" and "**Whatever There Is**" on **September 28, 2020** for recovery of INR 409,02,08,079.87/- (Indian Rupee Four Hundred Nine Crore Two Lakh Eight Thousand Seventy Nine and Eighty Seven Paise Only due to the Secured Creditor as on August 18,2020, from Vipul Limited (Borrower), Moon Apartments Private Limited (Security-Provider/Mortgagor) and Mr. Punit Beriwalla (Guarantor). The **Reserve Price** will be **INR 452,37,00,000/-** (Indian Rupees Four Hundred Fifty Two Crores and Thirty Seven Lakhs Only) and the **Earnest Money Deposit** will be **INR 45,23,70,000/-** (Indian Rupees Forty Five Crore Twenty Three Lakh and Seventy Thousand Only)

The details of the immoveable property are mentioned in the **Schedule** appended to this notice.

For detailed terms and conditions of the sale, please refer to the link provided herein of the Secured Creditor's website i.e. [www.pnbhousing.com](http://www.pnbhousing.com).

**SCHEDULE**

All that piece and parcel of land admeasuring 77,878 square meters (19.24 acres) of project "Aarohan Residences" situated at village Wazirabad and Haiderpur Viran, Golf Course Road, Sector 53 Tehsil and District Gurgaon, Haryana along with all the present and future construction thereon including all the rights, title, interest over the said land, 83 unsold units and limited interest of receiving/recovering balance sale consideration, if any, in 55 booked units for which sales booking has been made by the borrowers in favour of Flat/Unit buyers without taking any No Objection Certificate (NOC) from PNB Housing Finance Limited (Total 138 units (83 unsold and 55 booked)) but does not include the following:

- Land area of approximately 12873 square meters (3.181 acres) on survey no.1692 and structure thereon of a commercial tower.
- 223 sold units.
- 20,134 square meters of saleable area (21 Units) allocated/to be allocated to the collaborators i.e. Mr. Sunil Sardana and Mr. Surinder Kumar.

**The details of the units are uploaded on website of PNB Housing Finance Limited i.e. [www.pnbhousing.com](http://www.pnbhousing.com)**

**KNOWN ENCUMBRANCES**

Please note that Edelweiss has a first charge over 62 units which are included in the sold units and second charge over the Project "Aarohan Residences". The undersigned states that there are no encumbrances on the Immoveable Property known to him other than the one mentioned above. The prospective purchasers/bidders are requested to ascertain any other encumbrance and do their own due diligence of the Immoveable Property. If there are any other encumbrances, the same shall be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of such encumbrances.

Date: August 26,2020

Place: Gurugram

  
  
Authorized Officer  
Shakti Vats

for PNB Housing Finance Limited