

CONSTRUCTIVE POSSESSION NOTICE
For immovable property as per Rule 8(1)

Appendix-IV

Regd. Off:-9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001.

Board No : +91-11-23736857

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

Loan Account No: WFH/CCF/0918/575112, WFN/CCF/0118/482644 and WFN/CCF/0616/297395

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 **February, 11 2020** under Section 13(2) of the said Act to Borrower/Security Provider-Mortgagor/Guarantor namely **Vipul Limited, Moon Apartments Private Limited and Mr. Punit Beriwal** (hereinafter jointly referred as "Borrowers") to repay the amount mentioned in the said demand notice being **Rs.377,98,09,343.28/- (Rupees Three Hundred Seventy Seven Crore Ninety Eight Lakh Nine Thousand Three Hundred Forty Three and Twenty Eight Paise Only)** within 60 days from the date of the said demand notice.

The Borrowers mentioned herein above having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that that undersigned has taken the constructive possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with the Rule 8 of the said Rules on this **14th day of August, 2020**.

The Borrowers 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 **INR 408,27,01,836.51 (Rupees Four Hundred Eight Crores Twenty Seven Lakh One Thousand Eight Hundred Thirty Six and Fifty One Paise Only)** payable and due as on **August 14th, 2020** and interest thereon.

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 Immovable Property

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:

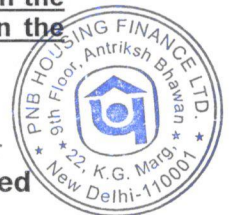
- Land area of approximately 12873 square meters (3.181 acres) on survey no.1692 and structure thereon of a commercial tower.
- 223 sold units.
- 20,134 square meters of saleable area (21 Units) allocated/to be allocated to the collaborators i.e. Mr. Sunil Sardana and Mr. Surinder Kumar.

(Details and particulars of all the above units/flats and categories have been uploaded on the website of PNB Housing Finance Limited i.e www.pnbhousing.com and also pasted on the secured asset)

Dated: 14.08.2020

Place: Gurugram


(Shakti Vats)
Authorized Officer
(PNB Housing Finance Limited)



पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली – 110001

Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001

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CIN: L65922DL1988PLCO33856