



Ghar Ki Baat

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001
Phone: 011-23705414, Web: - www.pnbhousing.com

Mumbai Office at: PNB Housing Finance Limited, 101 First Floor, "PLATINA", Plot No. C- 59, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051

APPENDIX IV-A

(Refer proviso to Rule 9(1))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002)

Loan Account Nos: WFH/CCF/0917/427931 and WFH/CCF/0917/427941

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor i.e. PNB Housing Finance Limited, the constructive possession of which has been taken on **June 11, 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 23, 2020** for recovery of INR 3,22,52,960/- (Indian Rupees Three Crore Twenty Two Lakh Fifty Two Thousand Nine Hundred and Sixty Only) in relation to loan account No. WFH/CCF/0917/427931 and INR 10,63,68,221.58/- (Indian Rupees Ten Crore Sixty Three Lakh Sixty Eight Thousand Two Hundred Twenty One and Fifty Eight Paise Only) in relation to loan account No. WFH/CCF/0917/427941 aggregating to **INR 13,86,21,181.58/- (Indian Rupees Thirteen Crore Eighty Six Lakh Twenty One Thousand One Hundred Eighty One and Fifty Eight Paise Only)** due to the Secured Creditor as on August 26, 2020, from Aishwarya Avant Builders LLP (Borrower) and Avant Ventures LLP, Avant Infra Private Limited, Mr. Sudeep Kumar Saha and Mr. Harish Rajnikant Shah (Guarantors). The **Reserve Price** will be INR 9,31,00,000/- (Indian Rupees Nine Crore and Thirty One Lakh Only) for Property No. 1 and INR 9,27,00,000/- (Indian Rupees Nine Crore and Twenty Seven Lakh Only) for Property No.2 aggregating to **INR 18,58,00,000/- (Indian Rupees Eighteen Crore and Fifty Eight Lakh Only)**. The **Earnest Money Deposit** will be INR 93,10,000/- (Indian Rupees Ninety Three Lakh and Ten Thousand Only) for Property No.1 and INR 92,70,000/- (Indian Rupees Ninety Two Lakh and Seventy Thousand Only) for Property No.2 aggregating to **INR 1,85,80,000/- (Indian Rupees One Crore Eighty Five Lakh and Eighty Thousand Only)**. The details of the immovable 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.

SCHEDULE

Property No.1: All that piece and parcel of land of project "Avant Heritage Phase-I" admeasuring 2218 sq. meters bearing C.T.S No. 157, 157/1 to 55, Plot No. 26 (Part-1), C.T.S No. 158, 158/1 to 33, Plot No. 25 (Part-1), C.T.S No. 192 (part), Plot No. 26 (Part-1), together with all the present and future structure thereon situated at Village Majas, Taluka Andheri, Jogeshwari (East), Mumbai- 400060 including 6 unsold units and excluding 103 sold units for which NOC's has been issued by us (as per the latest records available and NOCs issued by PNB Housing Finance Limited)

Property No.2: All that piece and parcel of land of project "Avant Heritage Phase II" admeasuring 1050 sq. meters bearing C.T.S No. 156-D together with all the present and future structure thereon situated at Village Majas, Pratap Nagar, Jogeshwari (East), Mumbai- 400060 including 23 unsold units and excluding 10 sold units for which NOC's has been issued by us (as per the latest records available and NOCs issued by PNB Housing Finance Limited)

The details of the units are uploaded on website of PNB Housing Finance Limited i.e. www.pnbhousing.com

KNOWN ENCUMBRANCES

The undersigned states that there are no encumbrances on the Immovable Property known to him. The prospective purchasers/bidders are requested to ascertain any other encumbrance and do their own due diligence of the Immovable 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: September 2, 2020

Place: Mumbai




Authorized Officer

Santosh Kumbhar

for 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

Toll Free: 1800 120 8800, Email: customercare@pnbhousing.com, Website: www.pnbhousing.com

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