

**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:- SCO 391, Sector 29, Near Iffco Chowk Metro Station, Gurgaon, Land line- 0124-4055588**

**APPENDIX IV-A**

**(Refer proviso to Rule 9(1))**

**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 No: WFH/CCF/0916//278912**

Notice is hereby given to the public in general and in particular to the Borrower(s), Security-Provider(s), Mortgagor(s) 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 **October 13, 2021** by the Authorized Officer of the Secured Creditor, will be sold on “*As is Where is*”, “*As is What is*” and “*Whatever There Is*” basis on **December 22, 2021 from 11:00 AM onwards (with extensions of 5 minute each time) till 5:00 PM** for recovery of **INR 202,45,34,824.65 (Indian Rupees Two Hundred and Two Crores Forty-Five Lakhs Thirty-Four Thousand Eight Hundred and Twenty Four and Sixty Five Paise Only)** in relation to the captioned loan facility due to the Secured Creditor as on **October 27, 2021** from **Ashiana Landcraft Realty Private Limited, Brock Developers Private Limited, Ashiana Homes Private Limited, Landcraft Projects Private Limited, Mr. Rohit Raj Modi, Mr. Manu Garg, Mr. Lalit Jaiswal, Mr. Gaurav Garg, M/s Aspire Promoters Private Limited, M/s Famous Dwellers Private Limited, Mr. Anil Bhalla, Mr. Gautam Bhalla, Ms. Divya Bhalla, Mr. Gaurav Bhalla and Mr. Kanchan Bhalla.**

The **Reserve Price** will be **INR 62,48,50,000/- (Indian Rupees Only Sixty-Two Crores Forty-Eight Lakhs and Fifty Thousand Only)** for the Immovable Property. The **Earnest Money Deposit** will be **INR 6,24,85,000/- (Indian Rupees Six Crores Twenty-Four Lakhs and Eight-Five Thousand Only).**

**IMMOVABLE PROPERTY**

**The Centre Court Phase-I**, comprising of all that piece and parcel of Residential Group Housing Project land admeasuring 56,736.92 square meters (14.02 acres) and the structure thereon namely ‘the Center Court’ comprised in Khasra No. 86//5(7-12), 6(7-12), 7(8-0), 13/3(6-0), 14/1(1-7), 15/1(1-5), 87//1(8-0), 2(8-0), 3/1(4-0), 3/2(4-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(8-0), 88//1/2/2 (0-8) situated in village Hasaru, Tehsil & District Gurgaon, Haryana together with all structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/to be installed and/or constructed to be constructed thereon in Project Phase-I admeasuring 33,323 square meters.

**The terms and conditions of the sale from the Immovable Property are uploaded on website of PNB Housing Finance Limited i.e. [www.pnbhousing.com](http://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: November 15, 2021

Place: Gurugram, Haryana

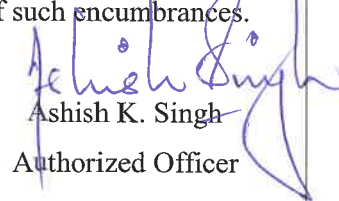
पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, नई दिल्ली, 110001

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CIN: L65922DL1988PLCO33856



  
Ashish K. Singh  
Authorized Officer

**For PNB Housing Finance Limited**