

Registered Office:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001

Phone: 011-23705414, Web: - 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 23, 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 76,61,00,000/- (Indian Rupees Seventy Six Crores and Sixty One Lakhs Only)** for the Immoveable Property. The **Earnest Money Deposit** will be **INR 7,66,10,000/- (Indian Rupees Seven Crores Sixty Six Lakhs and Ten Thousand Only).**

IMMOVABLE PROPERTY

The Centre Court Phase – II 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-II admeasuring 23,413 square meters.

The terms and conditions of the sale from the Immoveable Property 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 Immoveable Property known to him. 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: November 15, 2021

Place: Gurugram, Haryana



Ashish K. Singh
Ashish K. Singh

Authorized Officer

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

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

Toll Free: 1800 120 8800, Email: customer-care@pnbhousing.com, Website: www.pnbhousing.com

CIN: L65922DL1988PLCO33856