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**Registered Office:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi -110001**  
**Phone: 011-23705414, Web: - [www.pnbhousing.com](http://www.pnbhousing.com)**  
**Ludhiana Office:- PNB Housing Finance Limited, SCO No. 16-17, 2<sup>nd</sup> Floor, Canal Colony, Pakhowal Road, Near NRI Silk Store, Ludhiana – 141001 Landline- 0161-2431174**

**(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: 00296670000064**

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 Immovable Property mortgaged/charged to the Secured Creditor i.e. **PNB Housing Finance Limited**, the constructive possession of which has been taken on **February 27, 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 **December 22, 2021 from 11:00 AM onwards (with extensions of 5 minute each time) till 5 PM** for recovery of **INR 26,76,00,209.95/- (Indian Rupees Twenty-Six Crores and Seventy-Six Lakhs and Two Hundred Nine Rupees and Ninety-Five Paise Only)** in relation to the captioned loan facilities due to the Secured Creditor as on **October 20, 2021 from M/s Ireo Waterfront Private Limited**. The **Reserve Price** will be **INR 143,82,00,000/- (Indian Rupees One Hundred and Forty-Three Crores and Eighty-Two Lakhs Only)** for the Immovable Property. The **Earnest Money Deposit** will be **INR 14,38,20,000/- (Indian Rupees Fourteen Crores and Thirty-Eight Lakhs and Twenty Thousand Only)**.

**IMMOVABLE PROPERTY**

The immovable property of **M/s Ireo Waterfront** shall mean and include unsold 141 units together with all right, title and interest thereto including all the present and future construction/structure thereon of total unsold area admeasuring 1,16,945 square yards mortgaged with PNB Housing Finance Limited which forms part of the larger project “Ireo Waterfront” on the total land admeasuring 23,95,779.75 square yards (495 acres) situated at village Devatwal, Mullanpur Dhaka, Ludhiana, Punjab, Gahour (excluding (a) 318 sold units and (b) the land admeasuring 1.59 acres released in favor of LIC Housing Finance Limited).

**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 16, 2021

Place: Ludhiana, Punjab

  
Authorized Officer

**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](mailto:customercare@pnbhousing.com), Website: [www.pnbhousing.com](http://www.pnbhousing.com)

CIN: L65922DL1988PLCO33856

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