

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

Gurugram Office:- PNB Housing Finance Limited, SCO No. 391, Sector – 29, Urban Estate, Near Iffco Chowk Metro Station, Gurgaon – 122001 Landline- 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 Nos: WFH/CCF/0117/342986 and WFH/CCF/0117/342995

Notice is hereby given to the public in general and in particular to the Borrower, Co – Borrower and Guarantor(s) that the below described Immovable Property mortgaged/charged to the Secured Creditor i.e. PNB Housing Finance Limited, the constructive/ symbolic possession of which had been taken on January 30, 2020 by the Authorized Officer of the Secured Creditor in compliance with Rule 8(1) of Security Interest (Enforcement) Rules, 2002 (“SARFAESI Rules”).

That thereafter, the authorized officer obtained valuations of the Immovable Property from approved valuers and in consultation with the secured creditor, had fixed the reserve price of the Immovable Property at INR 133.42 Crores and was put to sale on April 16, 2020, at the aforementioned reserve price. That in compliance of Rule 8(6) of SARFAESI Rules, the Borrower, Co – Borrower and Guarantors were informed that the Immovable Property will be put to sale by holding public auction through e- auction mode. The said auction failed as no valid offer was received at the given reserve price.

That thereafter, the authorized officer in consultation with the Secured Creditor, revised the reserve price of the Immovable Property to INR 120.07 crores and was again put to sale on June 25, 2020, at the aforementioned reserve price, by holding public auction through e-auction mode. The said auction failed as no valid offer was received at the given reserve price.

That now, through this notice, the Immovable Property shall be sold by ‘Public Auction’ through e-auction mode in compliance of the provisions mentioned under Rule 8(5)(c) of the Security Interest (Enforcement) Rules, 2002 on “*As is Where is*”, “*As is What is*” and “*Whatever There Is*” on **December 17, 2021 from 11:00 AM onwards till 5:00 PM (with extensions of 5 minute each time)** for recovery of **INR 384,47,99,726.50/- (Indian Rupees Three Hundred Eighty-Four Crores Forty-Seven Lakhs Ninety Nine Thousand Seven Hundred Twenty-Six and Fifty Paise Only)** in relation to the captioned loan facilities due to the Secured Creditor as on **October 30, 2021** from **Supertech Limited (Borrower), Sarv Realtors Private Limited (Co-Borrower), ASP Sarin Realty Private Limited (Co-Borrower 2), Mr. Ram Kishore Arora (Guarantor 1), Mrs. Sangita Arora (Guarantor 2) and Mr. Mohit Arora (Guarantor 3)**. The **Reserve Price will be INR 118,70,00,000/- (Indian Rupees One Hundred Eighteen Crores and Seventy Lakhs Only)** for the Immovable Property. The **Earnest Money Deposit will be INR 11,87,00,000/- (Indian Rupees Eleven Crores and Eighty-Seven Lakhs Only)**.

IMMOVABLE PROPERTY

Supertech Hues, Phase II shall mean and include land admeasuring 13.5 Acres and structure constructed or to be constructed (both present and future) forming part of Project “Supertech Hues” comprised in Rectangle No. 136 Killa No. 25(8-0), Rectangle No. 137 Killa No. 21(8-0), Rectangle NO. 152 Killa No. 1(8-0), 9/2(1-0), 10(8-0), 11(8-0) and Rectangle No. 153 Killa No. 2(6-12), 3(8-0), 4(8-0), 5(8-0), 6(7-16), 7/1(3-14), 9/2/1(1-16), 10/1(0-14), 15(8-0), 16(8-0), 17/1(0-8), 25(8-0) situated at Sector 68, Village-Badshahpur, Tehsil and District Gurgaon in the state of Haryana.

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.

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 26, 2021
Place: Gurugram, Haryana


Mr. Krishan Kumar
Authorized Officer

For PNB Housing Finance Limited

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

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