

APPENDIX -IV-A

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immoveable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web: - www.pnbhousing.com
Nagpur Branch: PNB Housing Finance Ltd. Achraj Tower-II, Second Floor, Raj Nagar, Chaoni Square, Nagpur-440013

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demanded Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Cases if any (K)
NHL/NAG/0517/391764 & HOU/NAG/0517/390229, B.O.: Nagpur, Rajendra Krushnarao Chaudhari / Manjusha Rajendra Chaudhari	Rs.7,88,664.96 / 18,40,291.19 as on 25-11-2019	Physical Possession	Apartment No.301 Third Floor Plot No.49,50,51 City Survey No.239 Sheet No.458/56, Kh No.79/1, Ph No.34 Ward No.20 Rajaram Apartment Rahul Nagar Mouza Dighori Janta Co Operating Housing Society Near Shiv Mandir Umred Road Nagpur, Maharashtra-440009, India.	Rs. 1880000	Rs. 188000	26-06-2025	Rs. 10,000	21.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known
HOU/NAG/0319/660157, B.O.: Nagpur, Satish Raju Waghmare / Priyanka Satish Waghmare / Jayesh Construction	Rs.24,16,005.96 as on 17-08-2022	Physical Possession	Flat No.201 2nd Floor Vyankatesh Enclave Plot No.300 Kh No.90 93/3 Mouza Binaki Nagpur, Maharashtra-440002, India.	Rs. 1962000	Rs. 196200	26-06-2025	Rs. 10,000	21.06.2025 Between 12:00pm to 04:00pm	27.06.2025 Between 2:00 PM to 3:00 PM	Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to 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 the mentioned encumbrances. 1. As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. 2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. 3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold. 4. C1 INDIA PRIVATE LIMITED would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankeauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Vivek Lodha, Contact Number 1800120 8800, is authorised person of PNBHFL or refer to www.pnbhousing.com

Place: Nagpur, Dated: 09.06.2025

Authorized Officer, M/s PNB Housing Finance Limited