

 PNB Housing Finance Limited Ghar Ki Baat	APPENDIX -IV-A E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES	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 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) BRANCH OFFICE : 2B, SECOND FLOOR, AMEYA PARK, NAVAPUR ROAD, BOISAR (WEST), MAHARASHTRA - 401501	Registered Office:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110001. Phones:-011-23357171, 23357172, 23705414, Web:- www.pnbhousing.com							
BRANCH OFFICE : 302, THIRD FLOOR, RIDDHI ARCADE, 100FT NARANGI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA - 401303 BRANCH OFFICE : OFFICE NO-2-3, 3RD FLOOR, SWAMI TIRTH BUILDING NO. 5, SHELAR PARK, NEAR KHADAKPADA CIRCLE, KALYAN (WEST), MAHARASHTRA- 421301 . BRANCH OFFICE : OFFICE NO. 204 SECOND FLOOR DEV CORPORA CADBURY JUNCTION EASTERN EXPRESS HIGHWAY THANE WEST, MAHARASHTRA - 400601										
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 Case if any (K)
HOU/KLN/1118/604895 Abhishek Ravindra Hewalekar (Borrower) Pooja Abhishek Hewalekar (Co-Borrower), B.O.: Kalyan	Rs. 34,43,469.41 as on dated 29-05-2021	(Physical)	Wing B, 8, 802, Laabh Enclave (Wing A&B), Proposed Building on Plot Bearing S No. 4 Pt, At Temghar Bhiwandi Thane, Next To Hindu Cemetery Siddhivinayak Residency, Thane, Maharashtra-421503	Rs. 29,55,000/-	Rs. 2,95,500/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	11.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/1217/462142 Jyoti Kuril (Borrower) Rohit Nawaikishor Singh (Co-Borrower) B.O.: Kalyan	Rs. 27,17,415/- as on dated 12-03-2019	(Physical)	B2, Ground, 6.0, Prem Narayan Residency, Prem Nagar- Near Atgaon Railway Station, Off. Mumbai Nashik Highway Atgaon- E, Near Atgaon Railway Station, Thane, Maharashtra-431007	Rs. 18,23,000/-	Rs. 1,82,300/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	12.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/THA/0316/273776 Ashish Kamle (Borrower) Renu Ashish Kamle Sagar W Dahatonde (Co-Borrower) B.O.: Thane	Rs. 67,21,489.14 as on dated 18-06-2019	(Physical)	Cluster 2.12 Casa Clara Wing E, 7, 702, The Centre Down Town, Special Township Project At Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra-421203	Rs. 44,76,000/-	Rs. 4,47,600/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	15.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/1019/748981 Mahesh Pandurang Surve (Borrower) Pandurang Laxman Surve (Borrower) Sharda Pandurang Surve (Co-Borrower), B.O.: Kalyan	Rs. 17,56,660.28 as on dated 08-04-2021	(Physical)	Wing B, 5, 504, Ganpati Residency, Survey No. 139 Hissa No. 3B of Village Badlapur, Near Chintamani Chowk and Papale City Badlapur West, Thane, Maharashtra-421503	Rs. 12,78,000/-	Rs. 1,27,800/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	12.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/1117/454759 Pradeep Manohar Joshi (Borrower) Kushal Pradeep Joshi (Co-Borrower) B.O.: Kalyan	Rs. 23,08,534.25 as on dated 08-04-2021	(Physical)	Wing A, 7, 701.0, Vishnu Vatika, Sr.No. 131, Hissa No. 2 & 4, of Village Badlapur, Badlapur(W), Taluka Ambemath, Dist. Thane, Opp. Badlapur Lake, Thane, Maharashtra-421503	Rs. 12,51,000/-	Rs. 1,25,100/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	11.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/0418/517134 Neelamkumar B Vartak (Borrower) Kirti Neelam Kumar Vartak (Co-Borrower), B.O.: Kalyan	Rs. 25,43,622.14 as on dated 20-01-2020	(Physical)	Flat No. 304, Third Floor, Building No. 2, Shiv Vaibhav Apartment, Near Sai Swastik Hospital and F Cabin, Katemanivali, Kalyan East, Thane, Maharashtra-421306	Rs. 18,00,000/-	Rs. 1,80,000/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	13.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/1118/500879	Rs.	(Physical)	403 4th Floor A Wing Swami Hinlands	Rs.	Rs.	28.12.2023	Rs.	14.12.2023	29.12.2023	*NIL/NOT

(Co-Borrower), B.O., Kalyan			manarasntra-421303					04:00 P.M.	04:00 P.M.	
HOU/THA/0715/230924 Vijay Pandurang Tambewagh (Borrower) Varsha Vijay Tambewagh (Co-Borrower), B.O.: Thane	Rs. 22,98,022.2 as on dated 08-04-2021	(Physical)	Flat No. A/401, 4th Floor, A-Wing, Pooja Complex C.H.S. Ltd, Opp. Shubham Complex & Sai Vinayak CHS, Survey Nos.30, Hissa No. 20 of Village Tisgaon, Kalyan (East), Thane, Maharashtra-421306	Rs. 15,66,000/-	Rs. 1,56,600/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	15.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/0119/633781 Ramesh Vitthal Ghode (Borrower) Laxmi Ramesh Ghode (Co-Borrower) B.O.: Kalyan	Rs. 17,74,727.57 as on dated 08-04-2021	(Physical)	Royal Enclave B Wing, 4, 402, Royal Enclave- B Wing, Near Sai Mandir, Neral Bopele Road, Village Bopele, Neral (E) - 410 101 Tal. Karjat., Survey No. 26/1A, 28C, Plot No. 37, Near Karjat Murbad Road, Thane, Maharashtra-410101	Rs. 11,04,000/-	Rs. 1,10,400/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	15.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/KLN/1018/585524 Kamlesh Manohar Kachare (Borrower) Sarubai (Co-Borrower) B.O.: Kalyan	Rs. 22,93,403.73 as on dated 24-06-2021	(Physical)	Wing E1, 10, 1001, Vishnu Vatika Nx, of Village Badlapur, Badlapur(W), Tal. Ambemath, Dist. Thane. Near Badlapur Lake, Plot Bearing S No. 132, H No. 2, Near Badlapur Lake, Thane, Maharashtra-421503	Rs. 23,07,000/-	Rs. 2,30,700/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	11.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/BOSR/1119/757508 Pratap Kalipada Ghosh (Borrower) Monisha Ghosh (Co-Borrower), B.O.: Boisar	Rs. 12,76,611.62 as on dated 17-07-2021	(Physical)	Fiat No. 205 Wing A, 2nd Floor, Building No. 1, Gayatri Park, Mahim Road Haranwadi Bus Stop, Palghar West, Thane, Maharashtra-401404	Rs. 12,14,000/-	Rs. 1,21,400/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	19.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN
HOU/VRR/0519/696042 Sangita Ramdas Shinde (Borrower) Kiran Raju Dhotre (Co-Borrower) B.O.: Virar	Rs. 8,42,857.88 as on dated 08-04-2021	(Physical)	Room No. 303, 3rd Floor, B Wing, Vijaya Apartment, Vijaya Chsl, Boliinj, Virar West, Thane, Maharashtra-401303	Rs. 10,75,000/-	Rs. 1,07,500/-	28.12.2023 Before 04:00 P.M.	Rs. 10,000/-	19.12.2023 Between 12:00 P.M. to 04:00 P.M.	29.12.2023 Between 01:30 P.M. to 04:00 P.M.	*NIL/NOT KNOWN

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto 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 and status is mentioned in column no-K (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) 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 authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorized 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 Mr. Abhishek Topre Toll Free No.: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE:- VIRAR, BOISAR, KALYAN, THANE, DATE:- 13.12.2023

Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED