

NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

GIRDHARI LAL KESWANI AND SANGEETA KESWANI RESIDENT FLAT NO B 03, PLOT NO 186, THIRD FLOOR, KATJU COLONY, SATYAM APARTMENT, INDORE, INDORE, MADHYA PRADESH-452001, INDORE, INDIA..

LAN: NHL/INDV/0719/726800 & NHL/IND/1022/1043321

ADDRESS OF THE BRANCH: PNB HOUSING FINANCE LIMITED, 201-A & 202, 2ND FLOOR, MEGAPOLIS BUILDING, 579, MG ROAD, INDORE, MADHYA PRADESH - 452001 MAHARASHTRA - 401501

AUTHORIZED OFFICER'S DETAILS: NAME: GAURAV SHARMA

PHONE NOS. OF BRANCH: 9755597819, E-MAIL ID: GAURAV.SHARMA@PNBHOUSING.COM, MOBILE NO : 9755597819

PRIVATE TREATY TO BE EXECUTED ON 31TH MAY 2025

Purchaser Identified

The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s/ 13(4) of the SARFAESI Act, 2002. all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property as mentioned in the Schedule is available for sale, through Private Treaty, as per the terms agreeable to the PNB Housing Finance Ltd. for realisation of dues on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**. Thus, no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.

SCHEDULE Reserve Price (Rs.) (Below Which The Properties Will Not Be Sold) Rs. 1800000/- (Rupees Eighteen Lakhs Only)
DESCRIPTION OF THE PROPERTY(IES) Flat No B 03, Plot No 186, Third Floor, Katju Colony, Satyam Apartment, Indore, Indore, Madhya Pradesh-452001, Indore, India Total Rs. 1800000/- (Rupees Eighteen Lakhs Only)

DATE : 16.05.2025, PLACE: INDORE

FOR PNB HOUSING FINANCE (AUTHORISED OFFICER)