

@ pnb Housing REGD. OFFICE: 9th Floor, Antrik Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-2357171, 23357172, 23705414, Website: www.pnbehousing.com
Finance Limited BRANCH ADDRESS: SCO No-136, 1st Floor, Huda Market, Above Allahabad Bank, Sector-21, Faridabad, Haryana - 121003

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) of the said Act read with Rule 8 of Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice/s/ date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description of The Property Mortgaged
HOU/FBD/0522/993892 B.O. FARIDABAD	Mr. Amresh Kumar & Mrs. Ritika Ritika	06.06.2025	Rs. 37,48,115.67 (Rupees Thirty Seven Lakh Forty Eight Thousand One Hundred Fifteen and Sixty Seven Paise Only)	18.11.2025	House No 322, Second Floor, With Roof Right, Surya Nagar Phase II, Sector 91, Faridabad, Haryana-121002.

PLACE:- FARIDABAD, DATE:- 22-11-2025 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.



Hinduja Housing Finance Ltd.
Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, and Branch office: at F8, first floor, Mahalaxmi Tower, Sector 4, Vaishali, Ghaziabad-201010
Authorized Officer: Mr. Arun Mohan Sharma, Mob. No.: 8881189541; Email: brajesh.gupta@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO HHFL UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

The undersigned as Authorized Officer of HHFL has taken over possession of the scheduled property usf (34) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are for sale through Private Treaty, as per the terms agreeable to HHFL for the realisation of its dues on "AS IS WHERE'S BASIS" and "AS IS WHAT'S BASIS". Standard terms & conditions for sale of property through Private Treaty are as under:

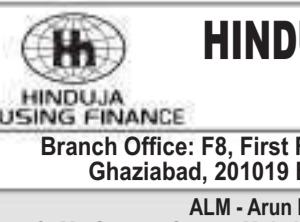
1. Sale through Private Treaty will be on "AS IS WHERE'S BASIS" and "AS IS WHAT'S BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
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 HHFL, 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 HHFL. 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. HHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, HHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application on or before 05.12.2025. The process shall be concluded on 05.12.2025.
11. The purchaser has to bear all 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 Description of the Properties (Secured Asset)

1. Residential Land area measuring 450 Sq.ft. out of Khasra No.80, Situated in the area of village Santek Nagar, Chak Shaben, Pargana & Tehsil Dadi, Distt. Nagar, Uttar Pradesh (Hereinafter referred as "SaidProperty") As Per Agreement to sell dated 25.02.2021 the said property is bounded as under: East: Plot of Sh.Jagpal, West: Road 15 Ft., North: Plot of Sh.Neram, South: Plot of Sh. Mamtia

Reserve Price: Rs. 8,00,000/- (Rupees Eight Lakh Only)

Date: 23-11-2025, Place: Ghaziabad Authorised Officer, Hindujahousingfinance.com



HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015.

Branch Office: F8, First Floor, Mahalaxmi Metro Tower, Sector 4, Vaishali, Ghaziabad-201010 Email: auction@hindujahousingfinance.com

CLM - Satyam Gupta - Mob.: 0806800745 CLM - Hinanshu Bhasin - 8006979454

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

In respect of loans availed by below mentioned borrowers / guarantors through HINDUJA HOUSING FINANCE LIMITED, which have become NPA w/ below mentioned balance outstanding on dates mentioned below. We have already issued detailed Demand Notice dated as mentioned below Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by Registered Post / Speed Post / Courier with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of failure to pay the amount due. Bank / Secured Creditor may exercise any of the right conferred under the SARFAESI Act while publishing the possession notice / auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank / Secured Creditor may also publish your photograph. Details are hereunder:-

Sr. Borrower(s)/Co-Borrower(s) / Guarantor(s) Demand Notice Date & Amount

2. DL/INCU/HUA/00000385, Mr. ANKIT, MRS. SANTOSH, SAPNAWAT HAPUR, UTTAR PRADESH - 245101

18-11-2025 & Rs. 72324/- as on 18-11-2025

NPA Date : 06-10-2025

Description of Property: Residential House admeasuring area-160 Sq. Yards i.e. 138.2 Sq. Mt. & Covering area-112.91 Sq. Mt. Mr. Filling Khasra No-1939 situated in Village Sapnawat Tehsil-Dhauhan District-Hapur (U.P.) Bounded as under: East: Road 18 ft. wide, West: House of jai Prakash, North: Plot of Suresh, South: Road 9 ft. wide

2. DL/INMR/IMGRA/000001259, Mr. MAROOF AASHAK, MRS. HAFSANA MARUF, H. NO. 7 HUNGARALA, HAPUR, UTTAR PRADESH - 245101

18-11-2025 & Rs. 154528/- as on 18-11-2025

NPA Date : 06-10-2025

Description of Property: Freehold Residential House measuring area 200 Sq. Yd. or say 167.28 Sq. Mt. Plot of Khasra no. 241 K, situated in Village Gangnula, Pragna, Tehsil & Distt. Hapur, U.P. Bounded as under: East: Road 10 ft., West: House of Masroor, North: House of Farukh, South: House of bhuze.

3. DL/INMR/IMGRA/000000874, Mr. Nishant Tomar, Mrs. Premila Devi, Rasouqpur Gautam Budh Nagar, 09, Vidhut nagar rasouqpur, Gautam Budh Nagar, Metro, Gautam Budh Nagar, Uttar Pradesh, India - 201008

22-11-2025 & Rs. 1896529/- as on 22-11-2025

NPA Date : 05-03-2025

Description of Property: Freehold Residential Plot measuring 200 Sq. Yd. or say 167.22 Sq. Mt. pertaining to Khasra no. 343, situated in Village Resulpur Darsa, Pragna & Tehsil Dadi, Distt. Gautam Budh Nagar. (Hereinafter referred as the "Said Property"). East: Road 18 ft. wide, West: Khet of Baburam, North: Road 15 ft. wide, South: Khet of Baburam U.P. Bounded as under: East: Road 10 ft., West: House of Masroor, North: House of Farukh, South: House of Bhuze.

The above mentioned Borrowers/ Guarantors are advised (1) To collect the original notice from the undersigned for more and complete details and (2) To pay the balance outstanding amount interest and costs etc. within 60 days from the date of notice referred to above to avoid further action under the SARFAESI Act.

Date: 23.11.2025, Place: Ghaziabad Authorised Officer, Hindujahousingfinance.com

2. DL/INMR/IMGRA/000000385, Mr. ANKIT, MRS. SANTOSH, SAPNAWAT HAPUR, UTTAR PRADESH - 245101

18-11-2025 & Rs. 72324/- as on 18-11-2025

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