

POSSESSION NOTICE

For immovable property as per Rule 8(1) RW Rule 8(2) and Appendix-IV
Regd. Off: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001

Board No: +91-11-23736857

Branch Office: 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan,
Surat, Gujarat-395009.

Loan Account No: WFH/CCF/0121/854893

The Borrower/Co-Borrower/Guarantor mentioned herein had defaulted in ensuring payment under the existing loan accounts, bearing Loan Account No(s). WFH/CCF/0616/291544, WFH/CCF/0317/371219, WFH/CCF/0317/371221, WFH/CCF/0317/371232, WFH/CCF/0317/371236 and WFH/CCF/0418/521761 ("Existing Loan Accounts"). Accordingly, PNBHFL had proceeded to initiate recovery proceedings under the Act and had issued a Demand Notice under section 13(2) dated 07.10.2021. That, since the Borrowers failed to make payment in terms of the Demand Notice under Section 13(2) dated 07.10.2021, PNBHFL proceeded to take constructive possession of the secured immovable property of the Borrower/Co-Borrower/Guarantor mentioned hereinabove on 18.12.2021 and 20.12.2021 in accordance with the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") to the recover the outstanding dues against the Existing Loan Account.

That the Borrower/Co-Borrower/Guarantor mentioned herein have also defaulted in the captioned loan account, i.e. Loan Account No. WFH/CCF/0121/854893, and the same was declared as non-performing asset in accordance with the provisions of the Act read with applicable circulars and notifications of the RBI / NHB. Accordingly, the authorized officers of PNB Housing Finance Limited, under the Act, and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a Demand Notice dated December 03, 2021 under Section 13(2) of the said Act, against the captioned loan account, calling upon you, being the Borrower/Co-Borrower/Guarantor-M/s Happy Homes Corporation, Mr. Himmat Babubhai Sorathia and Mr. Mukesh Bhayabhai Patel, to repay the outstanding amount of INR 66,21,81,991.51 (Rupees Sixty-Six Crores Twenty-One Lakhs Eighty-One Thousand Nine Hundred Ninety-One and Fifty-One Paise Only) due and payable as on 27.11.2021 with future interest at contractual rates on the aforesaid amount along with incidental expenses, costs, charges, etc. incurred and accruing thereafter till the date of payment in full and/or realization within 60 days from the date of the said demand notice.

The Borrower/Co-Borrower/Guarantor mentioned herein have now failed to repay the amount as mentioned in the notice under section 13(2) dated December 03, 2021 against the captioned loan account, bearing Loan Account No. WFH/CCF/0121/854893. That



d.) Project land admeasuring 55,240 square meters (13.65 acres) and structure thereon on project “Happy Benchmark Textile Hub”, situated at Survey No. 7 + 8/2 + 11, Block No. 8, T.P. Scheme NO. 33, Dumbhal, Final Plot No. 13, Dumbhal, Near textile market, Surat, Gujarat.

The detailed list of the units which includes (application/sold/unsold units) are mentioned in the website of PNB Housing Finance Ltd. i.e. www.pnbhousing.com.



Dated: 18.02.2022
Place: Surat

Mr. _____
Authorized Officer
(PNB Housing Finance Limited)

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notice is hereby given to the Borrower/Co-Borrower/Guarantor mentioned hereinabove in particular and to the public in general that undersigned has taken the constructive possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with the Rule 8 of the Security Interest (Enforcement) Rules, on this the 18TH day of February of the year 2022.

The Borrower/Co-Borrower/Guarantor mentioned hereinabove in particulars and the public in general are hereby cautioned not to deal with the property (ies)/units and any dealings with the property (ies)/units will be subject to the charge **PNB Housing Finance Limited** for an amount of **INR 67,91,62,926.51/- (Indian Rupees Sixty Seven Crores Ninety One Lakhs Sixty Two Thousand Nine Hundred Twenty Six and Fifty One Paise Only)** due and payable as on **February 08, 2022** and further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. incurred and accruing thereafter till the date of payment and /or realization.

The Borrower's/Co-Borrower's/Guarantor's 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.

DETAILS OF THE IMMOVABLE PROPERTY SECURED WITH PNBHFL

<p>1. Second charge over the below mentioned security:</p> <p>a.) Registered mortgage of land admeasuring 28,319 square meters (6.99 acres) and structure thereon of the Project named “Celebrity Greens” together with all the structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/to be installed and constructed/to be constructed thereon situated at Revenue Survey Numbers 236 (over survey number: 351), T.P. Scheme NO. 75 (Vesu-Magdalla-Abhva-Gaviyar,) Final Plot Numbers 35 at Village Vesu, Taluka Majura, District Surat, Gujarat.</p> <p>b.) Registered mortgage of land admeasuring 8,125 square meters (2.01 acres) and structure thereon of project “Happy Goldmine Shoppers” situated at T.P.S No. 29, R.S. No. 35/2, F.P.104/2, Vill: Rundh (Vesu-Rundh-Magdalla), Surat.</p> <p>c.) Registered mortgage of land bearing Final Plot No. 84 admeasuring 18,180 square meters, Town Planning Scheme No. 75 (Vesu-Magdalla- Gaviyar- Abhva) Re-Survey No. 272 [Revenue Survey No. 474] admeasuring 30,300 square meters of project “Elegance” Village” Vesu, Sub-District – Majura, District Surat,</p>



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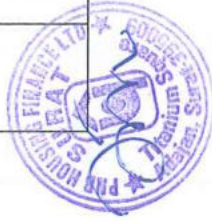
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Dated: 18.02.2022

Place: Surat



Mr.

Authorized Officer

(PNB Housing Finance Limited)

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Dated: 18.02.2022

Place: Surat


Mr. **J. Patel**

Authorized Officer
(PNB Housing Finance Limited)