मंडल शस्त्र / Circle SASTRA
PUNJAB NATIONAL BANK
20 स्नेह नगर, सपना-संगीता रोड, इंदौर -452001
Email- cs6885@pnb.co.in; Ph-0731-2438010.

(Revised SI-4)

60 Days' Notice to Borrower

Date:07.12.2022

To,

1) M/s SATKARTAR AGRO FOOD INDUSTRIES.
Address : 234/3, badgaon Mafi, District Burhanpur(MP)-450331

2) Sh. Arvinder Singh Bindra (Partner)
Address : Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP) 450331

3) Sh. SatbirSingh Santsingh Oberoi (Partner)
Address : 39 Asket Niwas, Birla Gate No 2, Birla Colony, Akola (Maharashtra)

Dear Sir,

NOTICE U/S 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Reg: Account No. 3236008700002920 & 323600IB00020128 credit facilities availed by M/s SATKARTAR AGRO FOOD INDUSTRIES.

You, M/s SATKARTAR AGRO FOOD INDUSTRIES through its partner Sh. Arvinder Singh Bindra and SatbirSingh Santsingh Oberoi have availed the following credit facilities:

S No	Facility	Limit	Rate of Interest	Balance outstanding as on date of NPA 01.04.2018 (i.e Principal + Int.)	Interest (w.e.f 01.04.2018 to 30.11.2022	Total Outstanding as on 30.11.2022
1	Working Capital (CC)	Rs.6,00,00,000/-	(BR+1%) i.e 11.50% at the time of sanction.	Rs. 6,05,70,527.49/-	Rs. 1,94,98,012.42/-	Rs.8,00,68,539.91 +Interest+ Other Charges w.e.f 01.12.2022
2	Term Loan (T/L)	Rs.2,70,00,000/-	(BR+1% +TP) i.e 12% at the time of sanction	Rs.68,82,190.00 /-	Rs. 17,56,360.9/-	Rs.86,38,550.90 +Interest+ Other Charges w.e.f 01.12.2022

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	TOTAL	Rs.8,70,00,000/-		Rs. 6,74,52,717.49/-	Rs. 2,12,54,373.32/-	Rs. 8,87,07,090.81 +Interest+ Other Charges w.e.f 01.12.2022

Due to non-payment of installment/ interest/ principal debt, the account/s has/have been classified as Non-Performing Asset on **01/04/2018** as per Reserve Bank of India guidelines.

In the circumstances, we are unable to permit continuation of the above facility(ies) granted, We, therefore, hereby recall the above facilities.

The amount due to the Bank as on **30.11.2022** is **Rs. 8,87,07,090.81/-**(Rupees Eight Crore Eighty Seven Lacs Seven Thousand Ninety and Paisa Eighty One Only) with further interest until payment in full (hereinafter referred to as "secured debt").

To secure the outstanding under the above said facilities, you have, inter alia, created security interest in respect of the following properties/assets:

S No.	Facility	Security
1	Term Loan	1.Plant and machines and other movable & other installed fixed assets with equitable mortgaged commercial factory land & building at survey No. 234/3 Badgaon Mafi, Burhanpur (M.P) Area :1.82 Hact. (Approx 4.5 Acres) East:Agriculture Land of Sohaib Hussain, West:khasra No 233/1 North:Main Road, South:Khasra No. 238/2 (Owned by: Shri. Arvinder Singh Bindra & Shri. Satbirsingh Santsingh Oberoi) 2. Diverted Land and building at Plot No. 616/3 Gram Amagird, Amravati Road, Burhanpur (M.P) East:Main Road West:Nala North:Remainig Land of Shri Swarnsingh & Mahendrapal Singh South: Property of Moolchand chhoteram Area: 76207 Sq.ft (Owned by: Smt. Narendra Kaur W/o Shri Gurucharan Singh Bindra now deceased through its legal hair's)
2	Working capital	Entire Stock of Raw material, finished goods , packing material and Book Debts.



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We hereby call upon you to pay the amount of **Rs. 8,87,07,090.81/-**(Rupees Eight Crore Eighty Seven Lacs Seven Thousand Ninety and Paisa Eighty One Only with further interest at the contracted rate until payment in full within **60 days (Sixty Days)** from the date of this notice. In default, besides exercising other rights of the Bank as available under Law, the Bank is intending to exercise any or all of the powers as provided under section 13(4) of the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter referred to as "the Act")**. The details of the secured asset/s intended to be enforced by the Bank, in the event of non-payment of secured debt by you are as under:

1.Plant and machines and other movable & other installed fixed assets with equitable mortgaged commercial factory land & building at survey No. 234/3 Badgaon Mafi, Burhanpur

East:Agriculture Land of Sohaib Hussain West:khasra No 233/1 North:Main Road South:Khasra No. 238/2

Area: 1.82 Hact. (Approx. 4.5 Acres)

(Owned by: Shri. Arvinder Singh Bindra & Shri. Satbirsingh Santsingh Oberoi)

2. Diverted Land and building at Plot No. 616/3 Gram Amagird, Amravati Road, Burhanpur

East:Main Road West:Nala North:Remainig Land of Shri Swarnsingh & Mahendrapal Singh South: Property of Moolchand chhoteram

Area: 76207 Sq.ft

(Owned by: Smt. Narendra Kaur W/o Shri Gurucharan Singh Bindra now deceased through its legal hair's)

3. Entire Stock of Raw material, finished goods, packing material and Book Debts.

Your attention is hereby drawn invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to you redeem the secured assets.

Please take notice that in terms of section 13(13) of the said Act, you shall not, after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank.

You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence.

If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited/remitted with/to the Bank. You will have to render proper account of such realization/income.

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***We reserve our rights to enforce other secured assets.**

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

*This notice is issued without prejudice to the bank taking legal action before DRT/Court , as the case may be.

*This notice is issued without prejudice to the bank's rights in the suit/litigation pending before DRT/Court.

Note: We hereby withdraw our previous all notice issued, U/s 13(2) of SARFAESI Act,2002, hence all SARFAESI Proceeding withdrawn.

As per order of Hon'ble Debt Recovery Tribunal in Securitization Application No. 409/2019 and 408/2019. All stay is now vacated hence bank is free to initiate fresh SARFAESI action to recover bank dues.

Yours faithfully,
For Punjab National Bank

(Rajesh Kumar Thakur)
AUTHORISED OFFICER

Copy to:

1) Sh. Dilip Singh Bindra (Guarantors)
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

2) Sh. Santsingh Oberoi (Guarantors)
Address: 39 Asket Niwas, Birla Colony Akola (MH)

3) Shri. Arvinder Singh Bindra (Guarantors)
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

4) Sh. SatbirSingh Santsingh Oberoi (Guarantors)
Address: 39 Asket Niwas, Birla Colony Akola (MH)

5) Late Smt. Narendra Kaur (Through their legal heirs) Smt. Surendra Kaur
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

6) Late Smt. Narendra Kaur (Through their legal heirs) Smt. Jaspal Kaur keer

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Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

7) Late Smt. Narendra Kaur (Through their legal heirs) Shri. Amarjeet Singh
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

8) Late Smt. Narendra Kaur (Through their legal heirs) Manmohan Singh
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

9) Late Smt. Narendra Kaur (Through their legal heirs) Shri. Manjeet Singh
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

10) Late Smt. Narendra Kaur (Through their legal heirs) Shri. Mahendra Pal Singh
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

11) Late Smt. Narendra Kaur (Through their legal heirs) Shri. Swarnjeet Singh
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

12) Late Smt. Narendra Kaur (Through their legal heirs) Sh. Dilip Singh Bindra
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

Yours faithfully,
For Punjab National Bank

6885

(Rajesh Kumar Thakur)
AUTHORISED OFFICER

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guidelines. In the circumstances, we are unable to permit continuation of the above facility(ies) granted, We, therefore, hereby invoked the guarantee.

The amount due to the Bank as on **30.11.2022** is **Rs. 8,87,07,090.81/-**(Rupees Eight Crore Eighty Seven Lacs Seven Thousand Ninety and Paisa Eighty One Only) with further interest until payment in full (hereinafter referred to as "secured debt").

To secure the outstanding under the above said facilities, you have, interalia, created security interest in respect of the following properties/assets:

S No.	Facility	Security
1	Term Loan	1.Plant and machines and other movable & other installed fixed assets with equitable mortgaged commercial factory land & building at survey No. 234/3 Badgaon Mafi, Burhanpur (M.P) Area :1.82 Hact. (Approx 4.5 Acres) East:Agriculture Land of Sohaib Hussain, West:khasra No 233/1 North:Main Road, South:Khasra No. 238/2 (Owned by: Shri. Arvinder Singh Bindra & Shri. Satbirsingh Santsingh Oberoi) 2. Diverted Land and building at Plot No. 616/3 Gram Amagird, Amravati Road, Burhanpur (M.P) East:Main Road West:Nala North:Remainig Land of Shri Swarnsingh & Mahendrapal Singh South: Property of Moolchand chhoteram Area: 76207 Sq.ft (Owned by: Smt. Narendra Kaur W/o Shri Gurucharan Singh Bindra now deceased through its legal hair's)
2	Working capital (CC)	Entire Stock of Raw material, finished goods , packing material and Book Debts.

We hereby call upon you to pay the amount of **Rs. 8,87,07,090.81/-**(Rupees Eight Crore Eighty Seven Lacs Seven Thousand Ninety and Paisa Eighty One Only) with further interest on the contracted rate until payment in full within **60 days (Sixty days)** from the date of this notice. In default, besides exercising other rights of the Bank available under Law, the Bank is intending to exercise any or all of the powers as provided under section 13(4) of the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter**

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referred to as "the Act"). The details of the secured asset/s intended to be enforced by the Bank, in the event of non-payment of secured debt by you are as under:

1.Plant and machines and other movable & other installed fixed assets with equitable mortgaged commercial factory land & building at survey No. 234/3 Badgaon Mafi, Burhanpur

East:Agriculture Land of Sohaib Hussain West:khasra No 233/1 North:Main Road South:Khasra No. 238/2

Area: 1.82 Hact. (Approx. 4.5 Acres)

(Owned by: Shri. Arvinder Singh Bindra & Shri. Satbirsingh Santsingh Oberoi)

2. Diverted Land and building at Plot No. 616/3 Gram Amagird, Amravati Road, Burhanpur

East:Main Road West:Nala North:Remainig Land of Shri Swarnsingh & Mahendrapal Singh South: Property of Moolchand chhoteram

Area: 76207 Sq.ft

(Owned by: Smt. Narendra Kaur W/o Shri Gurucharan Singh Bindra now deceased through its legal hair's)

3. Entire Stock of Raw material, finished goods, packing material and Book Debts.

Your 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.

Please take notice that in terms of section 13(13) of the said Act, you shall not, after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank. You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act is an offence. If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realised shall be deposited/remitted with/to the Bank. You will be liable to render proper account of such realisation/income.

*We reserve our rights to enforce other secured assets.

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

*This notice is issued without prejudice to the bank taking legal action before DRT/Court, as the case may be.

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Email- cs6885@pnb.co.in; Ph-0731-2438010.

Revised SI – 4A

60 days' Notice to Guarantor/Mortgagor

To,

Date: 07.12.2022

1) Sh. Dilip Singh Bindra (Guarantors)
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

2) Sh. Santsingh Santsingh Oberoi (Guarantors)
Address: 39 Asket Niwas, Birla Colony Akola (MH)

3) Shri. Arvinder Singh Bindra (Guarantors)
Address: Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

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Dear Sir/Madam,

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NOTICE U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Reg: Account No. 3236008700002939 & 323600IB00020137 credit facilities availed by M/s SATKARTAR AGRO FOOD INDUSTRIES.

You, M/s SATKARTAR AGRO FOOD INDUSTRIES through its partner Sh. Arvinder Singh Bindra and Shri. SatbirSingh Santsingh Oberoi have availed the following credit facilities:

S No	Facility	Limit	Rate of Interest	Balance outstanding as on date of NPA 01.04.2018 (i.e Principal + Int.)	Interest (w.e.f 01.04.2018 to 30.11.2022	Total Outstanding as on 30.11.2022
1	Working Capital (CC)	Rs.6,00,00,000/-	(BR+1%)i.e 11.50% at the time of sanction.	Rs. 6,05,70,527.49/-	Rs. 1,94,98,012.42/-	Rs.8,00,68,539.91 +Interest+ Other Charges w.e.f 01.12.2022
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	TOTAL	Rs.8,70,00,000/-		Rs. 6,74,52,717.49/-	Rs. 2,12,54,373.32/-	Rs. 8,87,07,090.81 +Interest+ Other Charges w.e.f 01.12.2022

Due to non-payment of instalment/interest/principal debt the account/s has/ have been classified as Non-Performing Asset on **01.04.2018** as per Reserve Bank of India

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As per order of Hon'ble Debt Recovery Tribunal in Securitization Application No. 409/2019 and 408/2019. All stay is now vacated hence bank is free to initiate fresh SARFAESI action to recover bank dues.

Yours faithfully,
For Punjab National Bank

(Rajesh K Thakur)
AUTHORISED OFFICER

Copy to:

1) M/s Fatebaba Deep Singh & Co.
Address : 234/3, badgaon Mafi, District Burhanpur(MP)-450331

2) Sh. Arvinder Singh Bindra (Partner)
Address : Satguru Niwas, 11-12, Sanjay Nagar, Burhanpur (MP)

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