O/C

PUNJAB & SIND BANK
Branch –Govt.College G-0760
VPO-Trimmo road, Gurdaspur
(Punjab)-143521
Phone: 01874-241053
E-mail: g0760@psb.co.In

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ

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Registered AD/ Speed Post

Dated: **30-07-2024**

1. M/S KISHAN FURNITURE HOUSE PROPREITOR KISHAN LAL ,NEAR HP PETROL PUMP VILLAGE MAGAR MUDIAN GURDASPUR PIN CODE143521
2. KISHAN LAL S/O SAGAR RAM **(Proprietor in business Limit& Co-borrower in Housing loan)** RESIDENT OF NEAR HP PETROL PUMP VILLAGE MAGAR MUDIAN ,GURDASPUR PIN CODE 143521
3. KIRAN W/O KISHAN LAL RESIDENT OF NEAR HP PETROL PUMP VILLAGE MAGAR MUDIAN ,GURDASPUR PIN CODE 143521**(Mortgagor& Guarantor in business limit(07601300000314) and Borrower in housing loan (07601200000594)**
4. MR. ASHOK KUMAR S/O RATTAN LAL RESIDENT OF VILLAGE HARDOBATHWALA ,GURDASPUR PIN CODE 143521**(Guarantor in housing loan)**
5. KEWAL RAM S/O KISHAN LAL RESIDENT OF NEAR HP PETROL PUMP VILLAGE MAGAR MUDIAN ,GURDASPUR PIN CODE 143521**(legal heirers of Kishanlal& Kiran)**

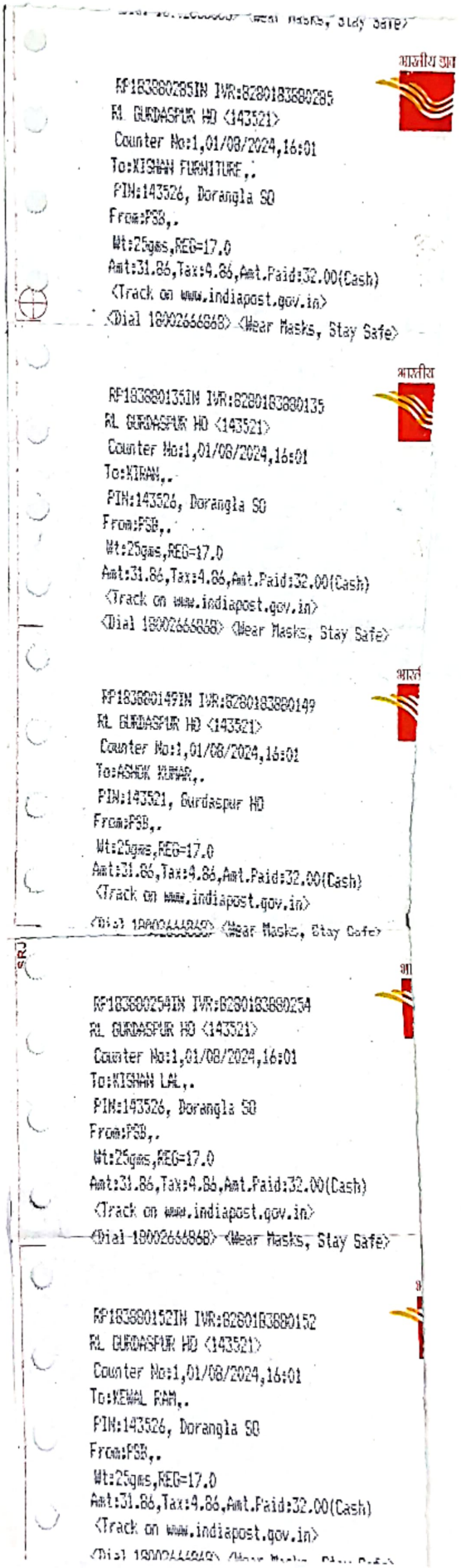
REG: NOTICE UNDER SECTION 13(2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 [SARFAESI ACT, 2002]

Dear Sirs/Madam,

1. That you addressee(s) No.1 to 3 & 5 **M/S Kishan Furniture House PropreitorKishan Lal**doing the business of **Furniture**requested the Bank for financial assistance and upon the request the Bank sanctioned and allowed the following facility(s).

पंजाब एण्ड सिंध बैंक Punjab & Sind Bank G-0760 Govt. College, Gurdaspur सरकारी कालेज, गुरदासपुर

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RP183880285IN IVR:828018388028S
RL GURDASPUR HO (143521)
Counter No:1,01/08/2024,16:01
To:KISHAN FURNITURE,.
PIN:143526, Dorangla SO
From:PSB,.
Wt:25gms,REG=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
(Track on www.indiapost.gov.in)
(Dial 18002666868) (Wear Masks, Stay Safe)

RP183880135IN IVR:828018388013S
RL GURDASPUR HO (143521)
Counter No:1,01/08/2024,16:01
To:KIRAN,.
PIN:143526, Dorangla SO
From:PSB,.
Wt:25gms,REG=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
(Track on www.indiapost.gov.in)
(Dial 18002666868) (Wear Masks, Stay Safe)

RP183880149IN IVR:828018388014S
RL GURDASPUR HO (143521)
Counter No:1,01/08/2024,16:01
To:ASHOK KUMAR,.
PIN:143521, Gurdaspur HO
From:PSB,.
Wt:25gms,REG=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
(Track on www.indiapost.gov.in)
(Dial 18002666868) (Wear Masks, Stay Safe)

RP183880254IN IVR:828018388025S
RL GURDASPUR HO (143521)
Counter No:1,01/08/2024,16:01
To:KISHAN LAL,.
PIN:143526, Dorangla SO
From:PSB,.
Wt:25gms,REG=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
(Track on www.indiapost.gov.in)
(Dial 18002666868) (Wear Masks, Stay Safe)

RP183880152IN IVR:828018388015S
RL GURDASPUR HO (143521)
Counter No:1,01/08/2024,16:01
To:NEWAL RAM,.
PIN:143526, Dorangla SO
From:PSB,.
Wt:25gms,REG=17.0
Amt:31.86,Tax:4.86,Amt.Paid:32.00(Cash)
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The details of facilities be mentioned as under

SR NO.	ACCOUNT NO.	NAME	SANCTION AMOUNT	SANCTION DATE	SCHEME
1	07601300000314	M/S KISHAN FURNITURE HOUSE PROPREITOR KISHAN LAL	10,00,000/-	22-03-2017	MUDRA OD
2	07601200000594	1)KISHAN LAL S/O SAGAR RAM 2) KIRAN W/O KISHAN LAL	6,00,000/-	24-04-2017	HOUSING LOAN

The above loan facilities were duly secured by way of hypothecation of furniture stockand the same was also secured by way of equitable mortgage/mortgage/Charge in respect of immovable property i.e. **Property Measuring 19.5 Marlas with 5 ½ feet karami.e 9.5 marla out of 6K-14Mbeing 19/268 share comprised in khewat no.9 khatoni 33 rect no.18 kila 2(6-14) 10 Marla out of 3kanal being 1/6 share comprised in Khewatno.8 Khatonino.25 Rectno.8 Kila22/1(3-0) and its dimension East /west 51 ½ /51 ½ feet each North 92 feetSouth 114 feet bounded as East : Road ,West Ownership of JarnailSingh,North :ownership of Priya,South :Ownership of Jodh Singh situated in the revenue estate of magarmudian tehsil Dorangla and Distt Gurdaspur via sale deed dt 26-10-2016 ,document no. 2674 Bahi no. 1 Zild no.5358 page no.13 belonging to KiranW/o ShKishan Lal R/O Village Magar Mudian ,Trimmo road Gurdaspur to secure the dues of the bank, in consideration of the above said loan facilities to addressee No 1,2 &3 .**

The *details of above mentioned immovable property* belonging to addressee No.**3, Smt.Kiran W/oKishan Lal.**

2. That you addressee No.1,2 &3 executed the various loaning documents in respect of the above facilities on **22.03.2017(07601300000314) and 24.04.2017(07601200000594)** and also agreed to pay the rate of interest at the rate of **10.35%,8.75%** per annum with monthly rests and guidelines of the Bank from time to time, in respect of the above said facilities.

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ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

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3. That you addressee No. 4 stood as guarantor(s) for addressee No.1,2,3 in consideration of the above said loan facilities and executed the deed of continuing guarantee on **22.03.2017(Business limit) and 24.04.2017(Housing loan)** in favour of the Bank and thus the liability of addressee(s) No.4is co-extensive and continuing with addressee No.1,2, 3& 5 (legal heirers of Kishanlal& Kiran)and you all are jointly and severally liable to pay the dues including interest, costs and other usual Bank charges to the Bank.

4. That you addressees No. 3 created equitable mortgage/mortgage/Charge in respect of immovable property bearing No. **Property Measuring 19.5 Marlas with 5 ½ feet karami.e 9.5 marla out of 6K-14m being 19/268 share comprised in khewat no.9 khatoni 33 rect no.18 kila 2(6-14) 10 marla out of 3kanal being 1/6 share comprised in khewat no.8 khatoni no.25 rect no.8 kila 22/1(3-0) and its dimension East /west 51 ½ /51 ½ feet each North 92 feet South 114 feet bounded as East : Road ,West Ownership of JarnailSingh,North :ownership of priya ,South :Ownership of JodhSingh situated in the revenue estate of magarmudian tehsil Dorangla and Distt Gurdaspur via sale deed dt 26-10-2016 ,document no. 2674 Bahi no. 1 Zild no.5358 page no.13 belonging to Kiran W/O Kishan Lal R/O R/O Village Magar Mudian ,Trimmo road Gurdaspur**, to secure the dues of the Bank, in consideration of the above said loan facilities to addressee No.1,2,3& 5 (**legal heirers of Kishanlal& Kiran**).

The details of the property mortgaged are as under: -

a. Name of the mortgagor: Addressee No.3SmtKiran W/O Kishan Lal

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: 10,00,000/-(07601300000314_ MUDRA OD) and 6,00,000/-(07601200000594 _HOUSING LOAN

d. Rate of Interest: **10.35%(Business limit) ,8.75%(Housing Loan)**

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e. Details of the property mortgaged: **Property Measuring 19.5 Marlas with 5 ½ feet karami.e 9.5 Marla out of 6K-14m being 19/268 share comprised in Khewatno.9 Khatoni33 Rectno.18 Kila2(6-14) 10 Marla out of 3kanal being 1/6 share comprised in Khewatno.8 Khatonino.25 rect no.8 Kila22/1(3-0) and its dimension East /west 51 ½ /51 ½ feet each North 92 feet South 114 feet bounded as East : Road ,West Ownership of Jarnail Singh,North :ownership of Priya,South :Ownership of JodhSingh situated in the revenue estate of MagarmudianTehsil Dorangla and Distt Gurdaspur via sale deed dt 26-10-2016 ,document no. 2674 Bahi no. 1 Zild no.5358 page no.13 belonging to Smt Kiran W/O Kishan Lal R/O Village Magar Mudian ,Trimmo road Gurdaspur**

f. Details of the title deed(s):.**Sale deed dt 26-10-2016 ,document no. 2674 Bahi no. 1,Zild no.5358, page no.13**

g. Property bounded as: North:**Ownership of priya**
West:**Ownership of Jarnail Singh**
East:**Road**
South:**Ownership of Jodh Singh**

h. Present Sum Due: 9,99,666.11Dr for Bussiness limit account 07601300000314 and 2,15,160.64 dr for housing loan 07601200000594.

5. The said Term Loan Amount was repayable in **117** installments/ equated monthly installments with interest. Besides interest at the rate of **8.75**% per annum with monthly rests, till the date of payment in full. (*In case of Term Loan only*)
6. That you agreed to pay the additional interest at the rate of **2** percent per annum over and above the normal agreed rate of interest with monthly rests, in case of default in terms and conditions of the sanction and loaning documents.

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7. **That you addressees have to falled to repay the loan amount and your account have been declared as Non –performing asset on 08-04-2024 (business limit_ 07601300000314 and on 30-03-2024 (Housing Loan _07601200000594)within the definition of section 2 (o) of the act.**

8. That my Bank maintains the regular books of account and now a sum of Rs.9,99,666.11 in 07601300000314(Bussiness limit) and Rs.2,15,160.64 in Account No. 07601200000594(Housing Loan) and thus a total sum of Rs.12,14,826.75 inclusive of interest upto 30-06-2024, is legally due and recoverable from you above named addressees and you all are jointly and severally liable to pay the above said dues to the Bank with interest cost and other usual Bank charges till the date of payment in full.

9. That the rate of interest varies from time to time as per internal guidelines of the Bank and the present rate of interest is 10.35% (Business limit) ,8.95%(Housing Loan) per annum with monthly rests as per the Reserve Bank of India directives.

10. That you have defaulted in the repayment of the dues of the Bank which is secured as mentioned above.

11. You are also put on notice that in terms of sub section 13 of section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in this notice without obtaining written consent of the Bank.

12. Your kind attention is invited to the provisions of sub-section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Bank only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the Bank is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured assets.

13. Please also note that this notice is sent to you without prejudice to the other rights and remedies available to the bank including initiation of the appropriate legal

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proceedings before appropriate Courts and/or Tribunals for recovery of the above said outstanding amounts. This notice is also without prejudice to the Bank's right for undertaking the prosecution of any complaint filed by bank under Section 138 of Negotiable Instrument Act, 1881 as amended and/or Payment of Settlement Act 2007 as amended.

I, therefore, by virtue of this legal notice, hereby call upon all of you i.e. addresses No1. To5 jointly and severally and to make the payment and discharge in total liabilities amounting to Rs **12,14,826.75**/- as per details mentioned in Para 9 above + future interest + charges w.e.f. 31-07-2024 with monthly rests, to the Bank within 60 days from the receipt of this notice, failing which the Bank shall be constrained to take measures under the provisions of chapter III of SARFAESI Act, 2002, for recovery of above secured dues and in that case you will be jointly and severally liable to pay for all cost and other expenses arising there from.

Please note that the copy of this notice has been retained in our office.

Yours sincerely,

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
अधिकृत अधिकारी/Auth. Officer
पुलिस लाईन रोड़, गुरदासपुर
Police Line Road, Gurdaspur

Punjab & Sind Bank

(Authorized Officer)

पंजाब एण्ड सिंध बैंक
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Govt. College, Gurdaspur
सरकारी कालेज, गुरदासपुर

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