



PUNJAB & SIND BANK
(A Government of India Undertaking)

Branch Office
7, Media Road
Bhopal-462 001

Ph : 0755-2740379
Fax : 0755-2740456
E-Mail : b0119@psb.co.in

Registered AD/ Speed Post

WITHOUT PREJUDICE

Dated: 05.01.2017

- 1402 1. M/s. Khilla Colonizers Pvt. Ltd.,
Corp Office : 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1403 Branch : D G Height Plot No.158, First Floor,
Zone II, M.P. Nagar, Bhopal
- 1404 2. Sh. Khillumal Chandnani,
Guarantor, R/o 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1405 3. Smt. Varsha Devi Chandnani,
Guarantor, R/o 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1406 4. Sh. Anand Chandnani,
Guarantor, R/o 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1407 5. Sh. Sunny Chandnani,
Guarantor, R/o 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1408 6. Sh. Harish Chandnani,
Guarantor, 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030
- 1409 7. Ms. Muskan Chandnani,
Guarantor, 259, Uma Bhawan, Bhouri Jode,
Near Campion School, Bhouri, Bhopal 462030

**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 M/s Khilla Colonizers Pvt. Ltd. doing the business of Builders & Developers & Colonizers requested the Bank for financial assistance and upon



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the request the Bank sanctioned and allowed the following to you in the month of December 2012;

Overdraft Against Property (Working Capital) – Rs.150 lacs	
Loan Against Property (TL)	- Rs.150 lacs
Bank Guarantee	- Rs.50 lacs

The above loan facilities were duly secured by way of Charge registered with Registrar of Companies as detail below;

Charge ID	Date	Amount	Charge Particulars
10407729	08.01.2013	35000000.00	Immovable property or any interest therein; Book debts; Floating Charge; Movable property (not being pledge)

And also secured by way of equitable mortgage/mortgage/Charge in respect of immovable property, belonging to addressee (as per detail given below);

S.No.	Particulars	Owner	Addressee No.
1.	Land bearing Khasra No.135 situated at village Bhoura Patwari Halka No.25/34, RNM 04, Tehsil Hajur Dist. Bhopal Area 0.729 hect.	M/s Khilla Colonizer Pvt. Ltd.	1
2.	Land bearing Khasra No.129/1, 139/3/1-K situated at village Bhoura Patwari Halka No.22/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Smt. Varsha Devi W/o Khillumal Chandnani	3
3.	Land bearing Khasra No.129/1, 139/3/2-K situated at village Bhoura Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Smt. Varsha Devi W/o Khillumal Chandnani	3
4.	Land bearing Khasra No.129/1, 139/3/2-K situated at village Bhoura Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Smt. Varsha Devi W/o Khillumal Chandnani	3
5.	Land bearing Khasra No.131 situated at village Bhoura Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Smt. Varsha Devi W/o Khillumal Chandnani	3
6.	Land bearing Khasra No.129/1, 139/3/1-K situated at village Bhoura Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Sh. Khillumal Chandnani	2



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7.	Land bearing Khasra No.131 situated at village Bhouri Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Sh. Harish Chandnani	6
8.	Land bearing Khasra No.131 situated at village Bhouri Patwari Halka No.25/34, RNM 5, Tehsil Hajur Dist. Bhopal Area 0.206 hect.	Sh. Khillumal Chandnani	2
9.	Land bearing Khasra No.705, 719 & 720 situated at village Barkheda Salam Patwari Halka No.26/35, RNM 04, Tehsil Hajur Dist. Bhopal Area 0.630 hect.	Sh. Sunny Chandnani	5
10.	Land bearing Khasra No.726, 727, 728, 729 & 730 situated at village Barkheda Salam Patwari Halka No.26/35, RNM 04, Tehsil Hajur Dist. Bhopal Area 1.227 hect.	Sh. Harish Chandnani	6
11.	Land bearing Khasra No.129/1/2-gh, 139/3/2/9502/1, 129/3 & 139/2 situated at village Bhouri Patwari Halka No.25(34), RNM 4, Tehsil Hajur Dist. Bhopal Area 0.911 hect.	Sh. Sunny Chandnani	5

2. That you addressee No.1 M/s Khilla Colonizers Pvt. Ltd. through Directors Sh. Khillumal Chandnani & Sh. Anand Chandnani executed the various loaning documents in respect of the above facilities on 31.12.2012 and also agreed to pay the rate of interest at the rate of 15 percent per annum for Term Loan & 14.50 percent per annum for ODP with monthly/quarterly rests and guidelines of the Bank from time to time, in respect of the above said facilities. (If there are more than one facility and rate of interest are different, then different rate of interest are to be mentioned).

3. That you addressee No. 2 to 7 stood as guarantor(s) for addressee No.1 in consideration of the above said loan facilities and executed the deed of continuing guarantee on 31.12.2012 in favor of the Bank and thus the liability of addressee(s) No. 2 to No. 7 is co-extensive and continuing with addressee No.1 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.1, No.2, No.3, No.5 & No.6 created equitable mortgage/mortgage/Charge in respect of immovable property bearing No. as per detail given below at No. A to K to secure the dues of the Bank, in consideration of the above said loan facilities to addressee No.1.



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The details of the property's mortgaged are as under: -

- A.a. Name of the mortgagor: Addressee No. 1 (M/s Khilla Colonizers Pvt. Ltd.)
- b. Mortgagee: Punjab & Sind Bank
- c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)
- d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,
- e. Details of the property mortgaged: Khasra No.135 Patwari Halka No.25/34, RNM 04, Village Bhouri, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Area 0.729 Hect.
- f. Details of the title deed(s): Sale deed bearing Vol. No.A-1, Granth No.38426 SL No.12/3206 dated 21.02.2012 at SRO Bhopal. Bhuadhikar & Rinpustika Bhag 1 No.172957
- g. Property bounded as: North: Land of Khasra No.134
West: Other's Land
East: Nala
South: Nala
- h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017
- B.a. Name of the mortgagor: Addressee No. 3 (Smt. Varsha Devi W/o Sh. Khillumal)
- b. Mortgagee: Punjab & Sind Bank
- c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)
- d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,
- e. Details of the property mortgaged: Khasra No.129/1, 139/3/1-K Patwari Halka No.25/34, RNM 5, Village Bhouri, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Area 0.206 Hect. (Out of 0.946 Hect.)
- f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.18421 SL No.1277 K dated 27.08.2002 at SRO Bhopal. Bhuadhikar & Rinpustika Bhag 1 No.3478
- g. Property bounded as: North: Land of Seller
West: Land of Nanakram
East: Other's Land
South: Land of Seller
- h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017



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C.a. Name of the mortgagor: Addressee No. 3 (Smt. Varsha Devi W/o Sh. Khillumal)

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)

d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,

e. Details of the property mortgaged: Khasra No.129/1, 139/3/2-K Patwari Halka No.25/34, RNM 5, Village Bhouri, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Area 0.206 Hect. (Out of 1.828 Hect.)

f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.18421 SL No.1276 K dated 27.08.2002 at SRO Bhopal. Bhuadhikar & Rinpustika Bhag 1 No.785073

g. Property bounded as: North: Seller's remaining Land

West: Govt. Land

East: Seller's remaining Land

South: Seller's remaining Land

h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017

D.a. Name of the mortgagor: Addressee No. 3 (Smt. Varsha Devi W/o Sh. Khillumal)

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)

d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,

e. Details of the property mortgaged: Khasra No.129/1, 139/3/2-K Patwari Halka No.25/34, RNM 5, Village Bhouri, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Area 0.206 Hect. (Out of 1.828 Hect.)

f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.18421 SL No.1275 K dated 27.08.2002 at SRO Bhopal. Bhuadhikar & Rinpustika Bhag 1 No.785073

g. Property bounded as: North: Seller's remaining Land

West: Seller's remaining Land

East: Other's Land

South: Seller's remaining Land

h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017



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I.a. Name of the mortgagor: Addressee No. 5 (Sh. Sunny Chandnani S/o Khillumal)

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)

d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,

e. Details of the property mortgaged: Khasra No.705 Rakba 0.310 Hect., Kh No.719 Rakba 0.250 Hect., Kh No.720 Rakba 0.070 Hect. Patwari Halka No.26/35, RNM 04, Village Barkheda Salam, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Total Area 0.630 Hect.

f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.418 SL No.4/1682 dated 06.09.2012 at SRO Bhopal. Bhuadhar & Rinpustika No.174105

g. Property bounded as: North:

West:

East:

South:

h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017

J.a. Name of the mortgagor: Addressee No. 6 (Sh. Harish Chandnani S/o Khillumal)

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)

d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,

e. Details of the property mortgaged: Khasra No.726 Rakba 0.120 Hect., Kh No.727 Rakba 0.600 Hect., Kh No.728 Rakba 0.060 Hect., Khasra No.729 Rakba 0.110 & Khasra No.730 Rakba 0.337 out of Rakba 400 Patwari Halka No.26/35, RNM 04, Village Barkheda Salam, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Total Rakba/Area 1.227 Hect.

f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.486 SL No.4/1890 dated 22.09.2012 at SRO Bhopal. Bhuadhar & Rinpustika No.174105

g. Property bounded as: North:

West:

East:

South:

h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017



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- K.a. Name of the mortgagor: Addressee No. 5 (Sh. Sunny Chandnani S/o Khillumal)
- b. Mortgagee: Punjab & Sind Bank
- c. Sum Secured: Rs.3,50,00,000/- (Rs. Three Crore Fifty lacs only)
- d. Rate of Interest: 15% TL, 14.50% ODP & as prevailing BPLR +2 in BG,
- e. Details of the property mortgaged: Khasra No.129/1/2/gh, 139/3/2/9502/1 Rakba 0.061 Hect. & Kh No.129/3, 139/2 Rakba 0.850 Hect. Patwari Halka No.25 (34), RNM 4, Village Bhauri, Khand Fanda, Tahsil Hajur, Dist. Bhopal. Total Rakba/Area 0.911 Hect.
- f. Details of the title deed(s): Sale deed bearing Book No.1A, Granth No.26088 SL No.350K dated 03.05.2007 at SRO Bhopal. Bhuadhihar & Rinpustika Bhag 1 No.M-410681
- g. Property bounded as: North: Govt. Land
West: Govt. Land
East: Land of Sh. Khillumal
South: Land of Chander, Pralhad
- h. Present Sum Due: Rs.26095425.99+Intt. From 01.01.2017
5. The said Term Loan Amount was repayable in 54 installments/equated monthly installments plus with interest. Besides interest at the rate of 15% per annum with monthly/quarterly rests, till the date of payment in full. And the ODP facility is to be repaid on demand with interest @ 14.50% monthly rest & Bank Guarantee facility is to be repaid on demand with interest as applicable.
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 quarterly rests, in case of default in terms and conditions of the sanction and loaning documents.
7. The account was classified as Non Performing Assets on 31.12.2016.
8. That my Bank maintains the regular books of account and now a sum of Rs.15597487.39 in ODP account and Rs.9497938.60 in LAP(TL) and Rs.1000000.00 in Bank Guarantee Account and thus a total sum of Rs.26095425.99 inclusive of interest up to 31.12.2016 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.



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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 $13.25+2 = 15.25$ percent per annum with monthly rests w.e.f. 01.01.2017 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.

I, therefore, by virtue of this legal notice, hereby call upon all of you i.e. addresses No.1 to 7, jointly and severally and to make the payment and discharge in full liabilities with interest w.e.f. 01.01.2017 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.

Your kind attention is invited to provisions of Sub-section(8) of Section13 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 assets by public auction, by inviting quotations, tender from public or by 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.

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

Yours sincerely,


(Aekant Khobragade)
Authorized Officer
Punjab & Sind Bank

O/C

SARFAESI Notice dated 08-01-2017

भारतीय डाक



RLAD CTTNAGAR (462003)
C RI42999411401N
Counter No:3,UP-Code:GR
To:MS KHILIA,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:55
<Track on www.indiapost.gov.in>

भारतीय डाक



RLAD CTTNAGAR (462003)
C RI42999411451N
Counter No:3,UP-Code:GR
To:VARSHA CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:55
<Track on www.indiapost.gov.in>

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RLAD CTTNAGAR (462003)
C RI42999411501N
Counter No:3,UP-Code:GR
To:KUNAL CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:56
<Track on www.indiapost.gov.in>

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RLAD CTTNAGAR (462003)
C RI4299940741N
Counter No:3,UP-Code:GR
To:SUNNY CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:56
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RLAD CTTNAGAR (462003)
C RI4299941141N
Counter No:3,UP-Code:GR
To:ANAND CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:56
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RLAD CTTNAGAR (462003)
C RI4299940851N
Counter No:3,UP-Code:GR
To:VARSHA DEVI CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:56
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RLAD CTTNAGAR (462003)
C RI4299941051N
Counter No:3,UP-Code:GR
To:KUNAL PAL CHAWHAN,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:55grams,
Amt:35.00 ,07/01/2017 ,15:57
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RLAD CTTNAGAR (462003)
C RI4299943351N
Counter No:3,UP-Code:GR
To:MS KHILIA,
BHOPAL, PIN:462030
From:PUNJAB & SINDH BANK, HAMIDIA RD, BHOPAL
Wt:50grams,
Amt:35.00 ,07/01/2017 ,15:57
<Track on www.indiapost.gov.in>