# पंजाब एण्ड सिंध बैंक
## PUNJAB & SIND BANK
(भारत सरकार का उपक्रम/ A Government of India Undertaking)

शाखा- बटाला (बी0094)
बटाला-143505
दूरभाष- 01871-501609/05

Branch- Batala(B0094)
Amritsar Road , Batala-143505

Email Id- b0094@psb.co.in


O/C **Registered AD/ Speed Post**

Dated: 03-02-2025

1. **Shri Dhian Singh S/0 Pal Singh (Borrower)**
2. **Mrs Paramjit Kaur W/O Dhian Singh. (Co-Borrower)**
3. **Simranjit Singh S/O Dhian Singh**

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

Dear Sir/Madam,

**1.** That you **addressee(s) No.1** Dhian Singh S/0 Pal Singh _doing the business of **grocery Shop** requested the Bank for financial assistance and upon the request the Bank sanctioned and allowed the following facility(s) to you in the month of **February 2023.**

**(The details of facilities be mentioned in this paragraph)**

| S.I. | Account No. | Amount (in Rs.) | Scheme |
|---|---|---|---|
| 1) | 00941200001662 | 22,50,000 | Housing |

The above loan facilities were duly secured by way of equitable mortgage/mortgage/Charge in respect of immovable property i.e. residential plot and building. (*details of immovable property be given along with CERSAI ID*) belonging to **addressee No._2 _**. (*In case of Companies, the details of assets charged and noted in the office of Registrar of Companies be given*)

**2.** That you **addressee No.1 and No.2** executed the various loaning documents in respect of the above facilities on **24.02.2023** and also agreed to pay the rate of interest at the rate of **_9.05 %** percent per annum with 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. 3** stood as guarantor(s) for **addressee No.1 and 2** in consideration of the above said loan facilities and executed the deed of continuing guarantee on **_24-02-2023** in favour of the Bank and thus the liability of **addressee(s) No.3** is co-extensive and continuing with **addressee No.1 and 2** 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. 2_** created equitable mortgage/ mortgage/ Charge in respect of **immovable property bearing Sale Deed No.4266 dated 17-03-2023 and** having Khasra Numbers: 12//6/2/2, 7/1, 12//12/3, 14/1, 12//8/2, 9/2, 13//2/1, 14/2/2, 15/2/2/2/2, 15/2/2/2/1.situated at village Faizpura Tehsil Batala Dist. Gurdaspur , to secure the dues of the Bank, in

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

AUTHORISED SIGNATURE
सिनेमा रोड, बटाला (गुरदासपुर)
Cinema Road, Batala (Gurdaspur)

# पंजाब एण्ड सिंध बैंक
## PUNJAB & SIND BANK
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शाखा- बटाला (बी0094) Branch- Batala(B0094)
बटाला-143505 Amritsar Road , Batala-143505
दूरभाष- 01871-501609/05 Email Id- b0094@psb.co.in


consideration of the above said loan facilities to addressee No.1. The details of the property mortgaged are as under: -

| | | | |
|---|---|---|---|
| a. | Name of the mortgagor: | Addressee No. : 2<br>Addressee Name: Paramjeet Kaur | |
| b. | Mortgagee: | Punjab & Sind Bank | |
| c. | Sum Secured: | Rs._22,50,000/-<br>*{Give sanctioned/loan documents Amount(s)}* | |
| d. | Rate of Interest: | 9.05 % | |
| e. | Details of the property mortgaged: | *Give details/ property* )<br>Khasra Numbers: 12//6/2/2, 7/1, 12//12/3, 14/1, 12//8/2, 9/2, 13//2/1, 14/2/2, 15/2/2/2/2, 15/2/2/2/1.situated at village Faizpura Malhi Market Colony Batala Dera Road Tehsil Batala Dist. Gurdaspur | |
| f. | Details of the title deed(s): | *{Give details of the title deed/ Sale Deed/ any other document(s)}. Sale deed No.4266 dated 17-03-2023.* | |
| g. | Property bounded as: | North: | Property of Other |
| | | West: | Property of Other |
| | | East: | Property of Other |
| | | South: | Street |
| h. | Present Sum Due: | Rs.22,37,184/- Plus interest and other charges. | |

**5.** The said Term Loan Amount was repayable in 294 month installments/ equated monthly installments with interest. Besides interest at the rate of **9.05 %** per annum with monthly/ quarterly/ half yearly rests (*whichever applicable*), 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 quarterly rests, in case of default in terms and conditions of the sanction and loaning documents.

**7. As per bank's applicable norms.** (*Give details/facts in case of enhancement with amount, rate of interest, extension of Charge/ mortgage etc.*)

**8.** N.P.A. Date: **29-01-2025.** *{Give date on which the account was classified as Non-Performing Assets, within the definition of Section 2(o) of the Act}.*

**9.** That my Bank maintains the regular books of account and now a sum of **Rs.22,37,184/- (Rs.Twenty Two Lacs Thirty Seven Thousand One Hundred Eighty Four only_)** in **account no.** 00941200001662 inclusive of interest upto **_31-01-2025 plus future inyrtest and other charges**, 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.

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

AUTHORISED SIGNATURE
सिनेमा रोड, बटाला (गुरदासपुर)
Cinema Road, Batala (Gurdaspur)

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**10.** That the rate of interest varies from time to time as per internal guidelines of the Bank and the present rate of interest is 9.05 percent per annum with monthly rests.

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

**12.** 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.

**13.** The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantee and Letter of Credit issued and established on your behalf as well as other contingent liabilities.(*strike out, if not applicable)

**14.** 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.

**15.** 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 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 No 1 to 3** jointly and severally and to make the payment and discharge in full liabilities amounting to of **Rs.22,37,184/- (Rs.Twenty Two Lacs Thirty Seven Thousand One Hundred Eighty Four only as on 31.01.2025,** as per details mentioned in Para 9 above + future interest + charges **w.e.f.** _31.01.2025 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 shall 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,

For पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
AUTHORISED SIGNATURE
Punjab & Sind Bank
(Authorized Officer)

भारतीय डाक

India Post

EP594305062IN TWR:6984974305062

SP BATALA MU (143505)

Counter No:1,03/02/2025,14:14

To:BHIAN SINGH,BADALA BANGER

PIN:143507, Aliwal SD

From:PUNJAB & SIND BANK,BATALA

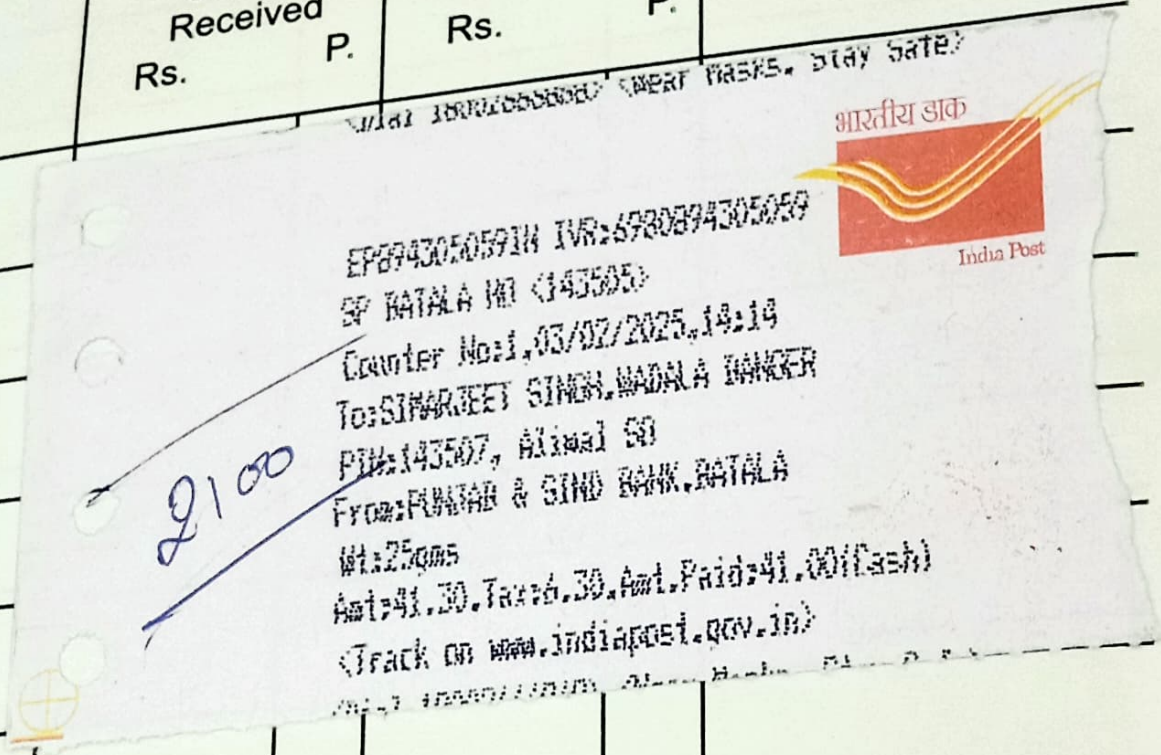
Wt:20gms

Amt:41.30,Tax:6.30,Amt.Paid:41.00(Cash)

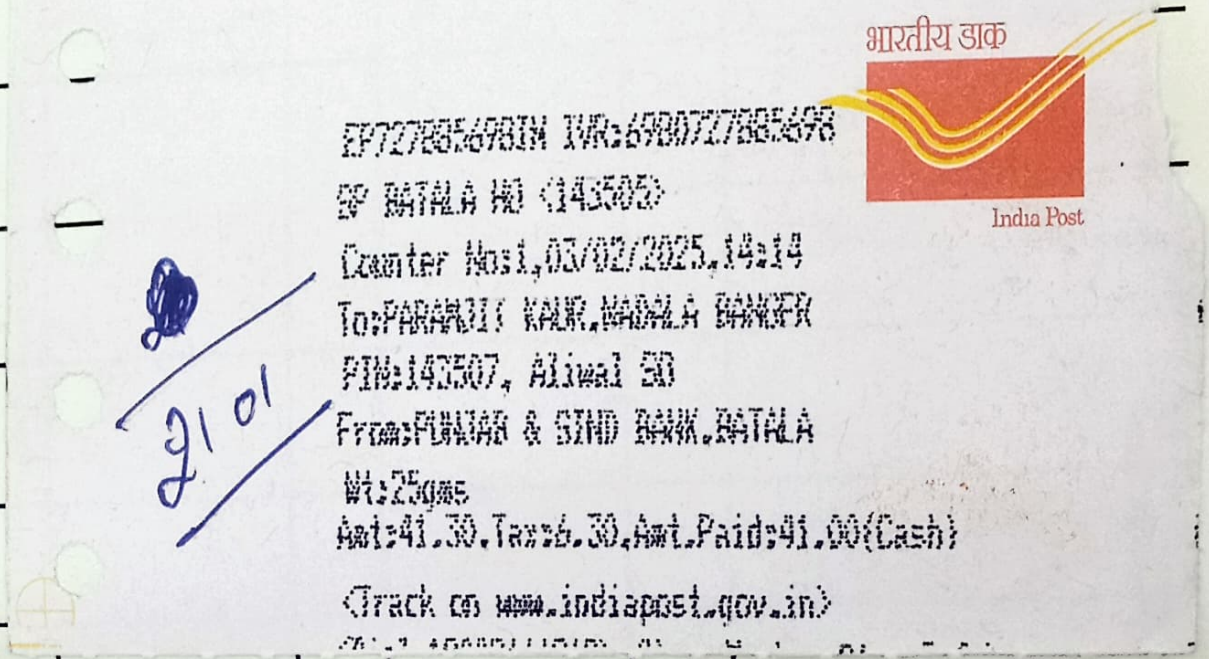
(Track on www.indiapost.gov.in)

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| | प्राप्त टिकटें Stamps Received Rs. P. | प्रयोग की गई टिकटें Stamps Used Rs. P. | टिप्पणी Remarks |
|---|---|---|---|




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