पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
Punjab & Sind Bank
(A Govt. of India Undertaking)
Where service is a way of life

Branch Office Sanjauli
Shimla HP- 171006

Phone : 0177-2841072
Email: S0209@psb.co.in

Dt 21-06-2023

Regd. A.D Speed Post

To

1. Mrs Indra Chauhan W/O Surinder Chauhan
House No 102
Swami Enclave
Dhakauli
Zirakpur
SAS Nagar Mohali
Punjab, 160104
9878789309
Mrs Indra Chauhan W/O Surinder Chauhan
Village Thana
PO Rawala Kiar
Tehsil Kotkhai
Distt. Shimla
HP 171202
9878789309
9780175034

2. Mrs Sushma Chauhan W/O Varinder Chauhan
House No 102
Swami Enclave
Dhakauli
Zirakpur
SAS Nagar Mohali
Punjab, 160104
8968377197
Mrs Sushma Chauhan W/O Varinder Chauhan
Village Thana
PO Rawala Kiar
Tehsil Kotkhai
Distt. Shimla
HP 171202
8968377197
3.Guarantor : Mr Varinder Chauhan S/O Devi Dutt Chauhan
Residence Address:
Mr Varinder Chauhan S/O Devi Dutt Chauhan
House No 102
Swami Enclave
Bir Pir Macchalia
Dhakauli, Zirakpur

SAS Nagar Mohali
Punjab, 160104
8968377197

Mr Varinder Chauhan S/O Devi Dutt Chauhan
Village Kathot
PO Himri
Tehsil Kotkhai
Distt Shimla
HP 171202

Business Address:
Mr Varinder Chauhan S/O Devi Dutt Chauhan
Chauhan Brother's
Shop No SCO 20
Grain Market
Sector 26
Chandigarh 160036
9872551157

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 No.1. Mrs Indra Chauhan W/O Surender Chauhan and addressee No 2. Sushma Chauhan W/O Varinder Chauhan requested the Bank for financial assistance and upon the request the Bank sanctioned and allowed the following facilities to you (A) on 26-02-2019.

A.

B. Housing Loan of Rs 35,00,000/- (Rs Thirty Five Lakh Only)

The above loan facility was duly secured by way of equitable mortgage charge in respect of immovable property i.e

Detail of Property

Property consists of a two storied building under construction on a plot of land measuring 221 Sqmts in UP Mohal Patti, Tehsil & Distt Shimla. The property is approachable from the Lower Panthaghati road near the Tenzin Hospital in a length of about 1.5Kmsin Partap Nagar and is towards the valleyside below the house of Smt Anjala Shandil. The building is still under construction and ground floor has been completed where there are 2 two room sets and in the first floor only the slab has been casted. Khasra No 759/609/15, Khata Khatauni No 69min/131min, situated in UP Mohal Patti Revenue Circle Kasumpati within sub Registrar office of shimla (Rural), Tehsil and distt Shimla HP.

2. That you addressee No.1 Mrs Indra Chauhan W/O Surinder Chauhan and addressee No 2. Sushma Chauhan W/O Varinder Chauhan executed the various loaning documents in respect of the above facilities on 26-02-2019 and also agreed to pay the rate of interest at the rate of 8.85 % per annum with monthly rests and guidelines of the Bank from time to time, in respect of the above said facilities.

3. That you addressee No. 3 Mr Varinder Chauhan S/O Devi Dutt Chauhan stood as guarantor for addressee No.1 and addressee no 2 in consideration of above said loan(s) facilities and executed the deed of continuing guarantee on 26-02-2019 respectively in favour of the Bank and thus the liability of addressee(s) No. 3 is co-extensive and continuing with addressee No.1 and addressee No 2 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 addressee No.1 and addressee No 2 created equitable mortgage Charge in respect of Immovable Property consists of a two storied building under construction on a plot of land measuring 221 Sqmts in UP Mohal Patti, Tehsil & Distt Shimla. The property is approachable from the Lower Panthaghati road near the Tenzin Hospital in a length of about 1.5Kms in Partap Nagar and is towards the valleyside below the house of Smt Anjala Shandil. The building is still under construction and ground floor has been completed where there are 2 two room sets and in the first floor only the slab has been casted. Khasra No 759/609/15, Khata Khatauni No 69min/131min, situated in UP Mohal Patti Revenue Circle Kasumpati within sub Registrar office of shimla (Rural), Tehsil and distt Shimla HP. The details of the property mortgaged are as under: -

a) Name of the mortgagor: Mrs Indra Chauhan W/O Surinder Chauhan and Mrs Sushma Chauhan W/O Varinder Chauhan

b) Mortgagee: Punjab & Sind Bank Branch Office Sanjauli HP

c) Sum Secured: Rs.35,00,000.00

d) Rate of Interest: 8.85%

e) Details of the property mortgaged: properties Property consists of a two storied building under construction on a plot of land measuring 221 Sqmts in UP Mohal Patti, Tehsil & Distt Shimla. The property is approachable from the Lower Panthaghati road near the Tenzin Hospital in a length of about 1.5Kmsin Partap Nagar and is towards the valleyside below the house of Smt Anjala Shandil. The building is still under construction and ground floor has been completed where there are 2 two room sets and in the first floor only the slab has been casted. Khasra No 759/609/15, Khata Khatauni No 69min/131min, situated in UP Mohal Patti Revenue Circle Kasumpati within sub Registrar office of shimla (Rural), Tehsil and distt Shimla HP.

f) Details of the title deed(s): No.750 dated 10-06-2011
No.297 dated 08-03-2011

g) Property bounded as:
North: House of Smt Anjana Thakur
West: House of Sh Dharam Singh
East: House of Sh Savinder Singh
South: Vacant plot

h) Present Sum Due: Rs 34,93,555.91 as on 21-06-2023 plus interest w.e.f. 01-06-2023.

5. The said loan amount was repayable in 1.(A) 240 installments/ EMI along with interest. Besides interest at the rate of 8.85% per annum with monthly

rests till the date of payment in full.

6. That you agreed to pay the additional interest at the rate of 2% 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.

7. That the date of Non- Performing assets is on 29-05-2023, within the definition of section2 (0) Of Act, 2002.

8. That my bank maintains the regular books of account and now a sum of Rs.34,64,470.91 in (A) loan account No.02091200001051, thus a total sum of Rs. 34,64,470.91 inclusive of interest up to 30-04-2023 are legally due and recoverable from you above named addresses and you all are jointly and severally liable to pay the above said dues to bank with interest cost and other usual bank charges till the payment in full.

9. That the rate of interest varies from time to time as per guidelines of the bank/RBI and the present rate of interest in above said case is 8.50% 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 are secured as mentioned above.

Therefore, by virtue of this legal notice, I hereby call upon all of you i.e. addresses No.1 to 2, jointly and severally and to make the payment and discharge in full liabilities amounting to Rs. 34,93,555.91 as per detail mention in para no.4 with interest w.e.f. 01-06-2023 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,

Punjab & Sind Bank

FOR PUNJAB & SIND BANK

AUTHORISED OFFICER

(Authorized Officer)